Draft document for Council governance process July and August 2026

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 01 – Ampney Crucis

COTSWOLD
District Council

Settlement character

1.1 Ampney Crucis is a small linear village located approximately 5km east of Cirencester on the A417 within the upper Thames catchment. The village has developed around a historic crossing point of the River Ampney and retains a strong rural character defined by its traditional limestone buildings, mature vegetation and relationship with the surrounding agricultural landscape.

1.2 The historic core is centred on the Church of the Holy Rood and Manor Farm, with development extending predominantly along the A417 and associated lanes. The settlement pattern reflects its agricultural origins, comprising historic farmsteads, cottages and later infill development that remains generally well-integrated within the village framework.

1.3 The village retains a compact form with clear physical boundaries created by the River Ampney, mature trees, hedgerows and surrounding farmland. These features reinforce the settlement's distinct identity and maintain a strong sense of transition between the built form and open countryside.

Landscape character

1.4 The Ampney Crucis lies within the Cotswolds National Character Area 107 and the Dip-Slope Lowland Landscape Character Type, specifically Landscape Character Area TV3B: The Ampneys, within the Cotswolds National Landscape.

1.5 The Ampneys are characterised by a gently undulating lowland landscape formed by the shallow valleys of the River Ampney and its tributaries. The landscape comprises a mosaic of permanent pasture and arable farmland enclosed by mature hedgerows, limestone walls and scattered woodland, with frequent tree cover associated with watercourses and historic parkland.

1.6 The village occupies a particularly attractive position within the River Ampney valley where mature riparian vegetation, hedgerows and trees create a well-treed rural landscape that contrasts with the more open surrounding farmland. Historic limestone buildings, the church, traditional farmsteads and the network of watercourses combine to create a distinctive settled valley landscape with a strong sense of place.

Relationship of the settlement with the surrounding landscape

1.7 The settlement has the following key relationships with the surrounding landscape:

Positive

- The village has a strong relationship with the River Ampney, with the watercourse and associated pasture forming the historic focus around which the settlement has developed. Mature riparian trees, stone bridges and waterside vegetation contribute significantly to the village's distinctive character.
- The historic core, centred on the Church of the Holy Rood and traditional limestone buildings, is closely integrated with the surrounding agricultural landscape, creating a strong sense of place and local distinctiveness.
- Mature hedgerows, trees, limestone walls and traditional field boundaries provide a well-defined landscape framework which integrates the village into the surrounding countryside and reinforces the transition between settlement and farmland.
- The gently undulating Dip-Slope Lowland landscape provides an attractive rural setting to the village. Open pasture, arable fields and scattered tree cover maintain a strong agricultural character and contribute to the scenic quality of the settlement.
- The River Ampney corridor and surrounding meadows provide an important green corridor through the settlement, contributing to biodiversity, tranquillity and the rural character of the village.

Negative

- The A417 introduces traffic movement, highway infrastructure and associated noise which locally detract from the otherwise tranquil and rural character of the village.
- Some modern development on the settlement edges is less reflective of the traditional settlement pattern and historic built character.
- Localised domestic boundary treatments and suburban planting have introduced limited urbanising influences at the edge of the village.

Landscape sensitivity considerations

1.8 Ampney Crucis has a strong relationship with the River Ampney and the surrounding Dip-Slope Lowland landscape. The combination of the river corridor, mature vegetation and surrounding agricultural land forms an essential component of the village's character and setting.

1.9 The River Ampney corridor and adjoining pasture are particularly sensitive as they provide the visual and physical focus of the settlement, contributing significantly to landscape character, biodiversity and tranquillity. Development

within or adjacent to this corridor would erode the intimate rural character of the valley landscape.

1.10 Land closely associated with the Conservation Area, the Church of the Holy Rood and the historic core is also highly sensitive due to the contribution these areas make to the significance, character and appearance of the village.

1.11 The surrounding agricultural landscape, characterised by gently undulating fields enclosed by hedgerows and limestone walls, plays an important role in maintaining the compact form of the settlement and its clear distinction from the surrounding countryside. Development extending into these areas would weaken the rural setting and diminish the character of the Dip-Slope Lowland landscape.

1.12 Areas closely related to the existing settlement may have limited capacity to accommodate carefully designed development where this can be achieved without harming the setting of heritage assets, the River Ampney corridor or the visual relationship between the village and the surrounding landscape.

Constraints to be taken into account

1.13 The constraints are shown on Figure A2 and are summarised below:

- Cotswolds National Landscape covering the village and surrounding landscape.
- Ampney Crucis Conservation Area.
- Listed buildings and their settings, including the Church of the Holy Rood.
- The River Ampney corridor and associated floodplain.

Areas where development is not suitable

1.14 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Land closely associated with the River Ampney, floodplain, meadows and historic river corridor.
- Areas immediately adjacent to the historic core where development would adversely affect the character, appearance and setting of the Conservation Area and listed buildings.

- Open agricultural land that contributes to the rural setting of the village and the visual appreciation of the settlement within the Dip-Slope Lowland landscape.

Areas for environmental improvement

1.15 The following environmental improvements are suggested:

- Enhancement and long-term management of the River Ampney corridor and associated riparian habitats.
- Reinforcement of native hedgerows, mature trees and characteristic limestone walls around the settlement.
- Restoration of traditional field boundaries where opportunities arise.
- Conservation and enhancement of important views into and out of the village.
- Additional native tree planting where this would strengthen settlement edges, improve biodiversity and reinforce the transition between the village and surrounding countryside without affecting important open views.

Figure A1: Context and Landscape Character Types and Areas

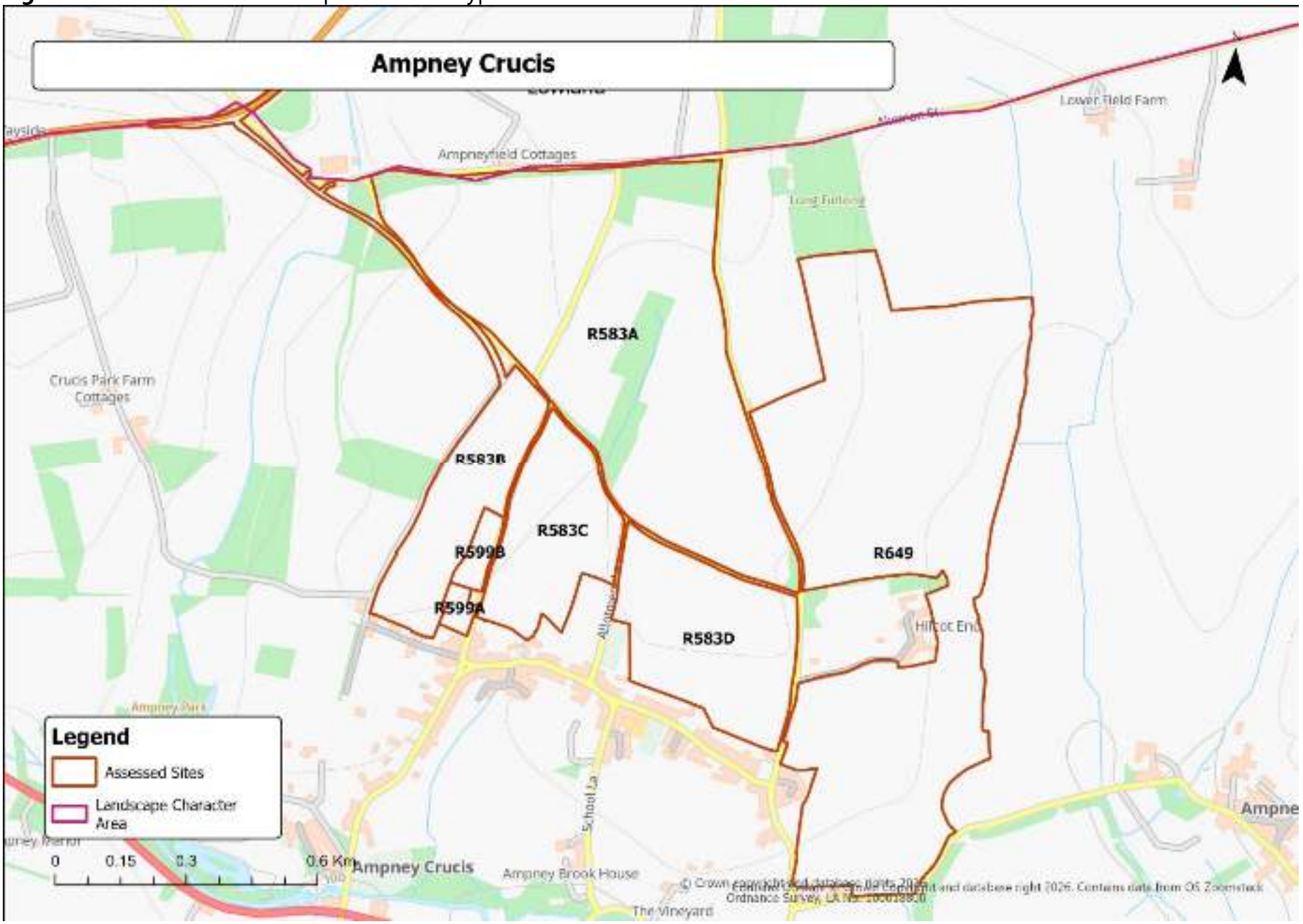
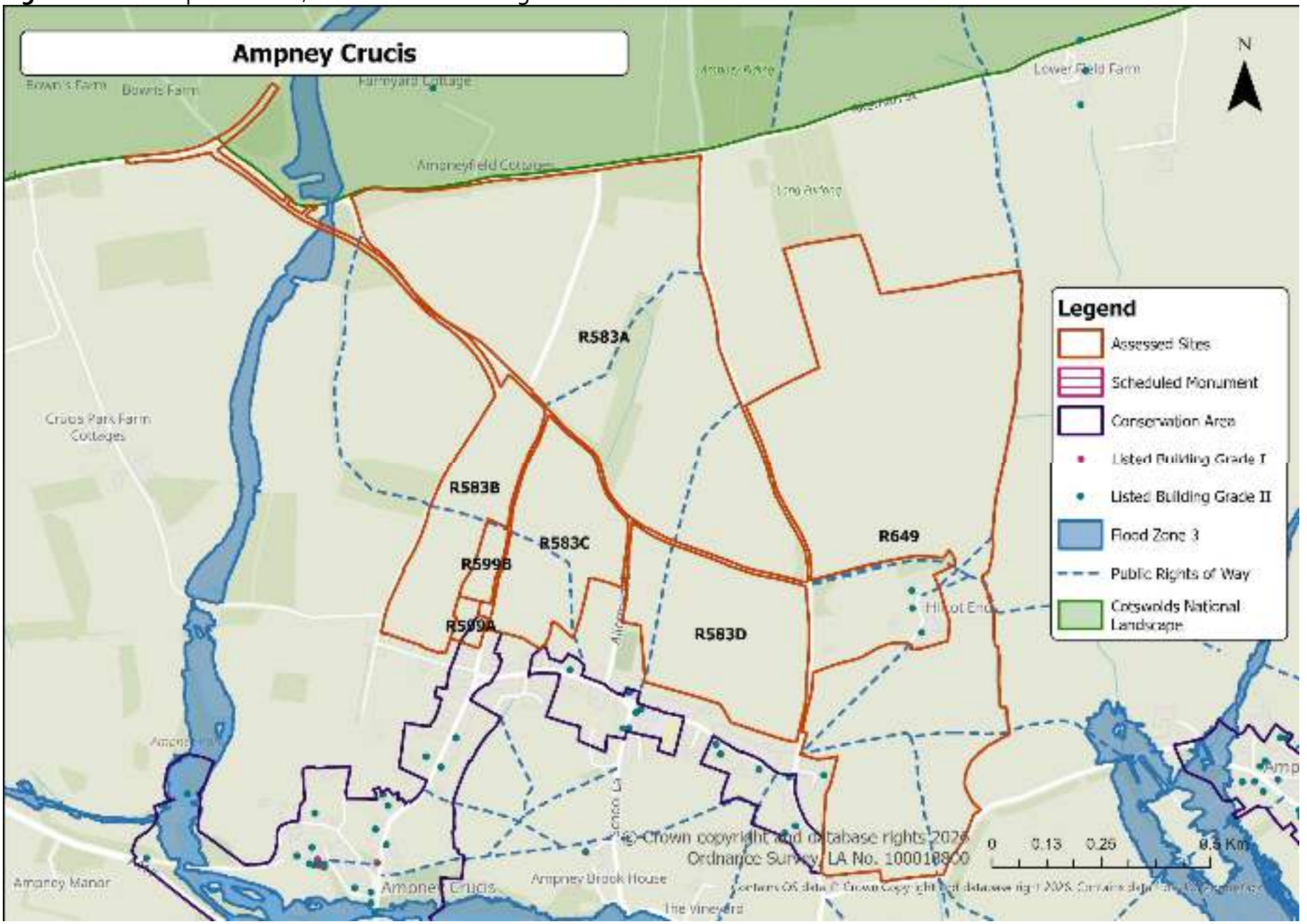


Figure A2: Development Sites, Constraints and Designations



Stage 2 Assessments

Site Reference: R583A, B, C and D, and R599A and B	**Settlement:** Ampney Crucis

Description:

The combined parcels comprise a large-scale area of agricultural land located to the north of the linear settlement of Ampney Crucis. The fields are undulating defined by hedgerows and sections of dry-stone walls, reinforcing the traditional rural character of this part of the Ampneys landscape.

The parcels lie immediately north of and within the setting of the Ampney Crucis Conservation Area and associated listed buildings, including Cobbler Cottage (Grade II) and Ridge Cottage (Grade II). The land forms the open rural backdrop to the northern edge of the settlement and is visible from residential properties and the recreation ground along the southern boundary.

PRoW Footpath 5 and PRoW Footpath 7 cross the site, providing public access through the parcels and contributing to recreational sensitivity. The site is relatively open across its extent, with limited internal vegetation beyond field boundaries. Woodland blocks are present in the surrounding landscape but do not provide strong containment across the parcels. The land does not lie within Flood Zones 2 or 3.

The site lies within the Dip-Slope Lowland Landscape Character Type, more locally the TV3B The Ampneys Landscape Character Area, which is characterised by gently undulating farmland, historic enclosure patterns, and linear villages set within open valley landscapes.

Evaluation:	**HIGH SENSITIVITY**

Justification:

The combined R583 parcels are assessed as High sensitivity due to their scale, rising landform, heritage setting, and recreational value. The site forms the immediate rural backdrop to the northern edge of Ampney Crucis and contributes significantly to the setting of the Conservation Area and listed buildings including Cobbler Cottage and Ridge Cottage.

The upward slope increases visibility from the village and recreation ground, while PRoWs crossing the site heighten sensitivity. Development would extend the settlement northwards in a manner that does not reflect its established linear form and would erode the strong visual and spatial relationship between the village and its surrounding countryside.

Although visibility beyond the local area may be limited, the site sits within the setting of the CNL, and the combination of scale, openness, heritage context, and public access

supports a judgement of High landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland
Landscape Character Area:	TV3B The Ampneys
Historic Landscape Character:	A5 Former unenclosed cultivation now enclosed.
Constraints/Designations: Landscape: Adjacent and within the setting of the CNL Historic: Ampney Crucis Conservation Area to the south, Cobbler Cottage Grade II (List Entry: 1090024) and Ridge Cottage Grade II (List Entry: 1172146). Biodiversity: Hedgerows and surrounding woodland blocks provide ecological connectivity Other (floodplain, PRoWS): PRoW Footpaths 5 and 7 cross the site. Outside Flood Zones 2 and 3.	

Site Reference: R583	**Settlement:** Ampney Crucis

Description:

The site lies to the north of Ampney Crucis, extending across several irregular arable fields separated by mature hedgerows and a block of woodland. The landform gently falls southwards towards the Ampney Brook valley and the village edge, forming part of the transition between the higher ground of the Dip Slope Lowland and the valley floor.

Ampney Crucis is a linear settlement of strong historic character, with the Conservation Area and several listed buildings located immediately to the south. The village lies along the shallow valley floor, while the site occupies open higher ground to the north. PRoW Footpaths 3, 5 and 6 cross the site, providing connections between the village and the surrounding countryside.

The site is predominantly open and rural in character, with filtered views from the footpaths and surrounding lanes. The gently undulating landform and intact hedgerow pattern reflect the typical qualities of the Dip Slope Lowland Landscape Character Type. Despite some local enclosure from hedgerow vegetation and the woodland block, the overall scale and openness of the land contribute to a strong sense of rurality and tranquillity.

Evaluation:	**HIGH SENSITIVITY**

Justification:

The site forms part of the open, rural setting to Ampney Crucis and contributes to the settlement's separation from the surrounding countryside. Its large scale, open character and location on rising ground north of the village increase susceptibility to change.
Development would be incongruous with the established linear settlement form and would introduce built form into a visually and perceptually sensitive part of the Cotswold landscape. The intact field pattern, presence of PRoWs, and proximity to heritage assets further reinforce high sensitivity

Landscape Context:

National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip Slope Lowland
Landscape Character Area:	LCA TV3B – The Ampneys
Historic Landscape Character:	Former unenclosed cultivation – now enclosed Irregular enclosure reflecting former unenclosed cultivation patterns; regularised as large fields

Constraints/Designations:
Landscape: Adjacent and within the setting of the CNL
Historic: Ampney Crucis Conservation Area and multiple listed buildings to the south
Biodiversity: Woodland block within site; hedgerow network of ecological value
Other (floodplain, PRoWS): Not located in Flood Zone 2 or 3. PRoWs Ampney Crucis Footpaths 3, 5 and 6 cross the site

Site Reference: R649	**Settlement:** Ampney Crucis

Description:

The site lies to the east of Ampney Crucis and comprises large-scale arable fields that wrap around Hilcot End and associated listed buildings; Hilcot End House (Grade II) along with two further listed buildings in close proximity. It sits within the Dip-Slope Lowland Landscape Character Type, more locally the TV3B The Ampneys Landscape Character Area. The fields are generally flat across much of their extent but fall away to the west and north, allowing wider views across the surrounding landscape.

To the south-east the site also adjoins Dudley Barn, Dudley Farm, a Grade II listed building, and the Ampney Crucis Conservation Area. Tree cover is concentrated around Hilcot End, its access, and along some field boundaries, creating partial enclosure in these areas. However, the site becomes more open towards the eastern road frontage, particularly near the southern boundary, increasing its exposure.

Public access is a key feature of the site. PRoW Footpaths 15 and 23 cross the parcels, providing direct recreational routes through the landscape and increasing visual and experiential sensitivity. The site lies outside Flood Zones 2 and 3.

The historic landscape character reflects former unenclosed cultivation that has since been enclosed into irregular patterns, later regularised into larger fields. This historic enclosure pattern remains legible in the landscape and contributes to its time-depth and rural identity.

Evaluation:	**HIGH SENSITIVITY**

Justification:

The site is assessed as High sensitivity due to its large scale, historic associations, open character, and strong relationship to designated heritage assets. The parcels form part of the eastern rural setting of Ampney Crucis and contribute to the setting of the Conservation Area and listed buildings including Hilcot End House and Dudley Barn.

The falling landform increases visual exposure from both within the village and from PRoWs crossing the site. Development would extend the settlement eastwards into open countryside in a manner that does not reflect the established linear pattern of Ampney Crucis and would diminish the strong rural backdrop that currently defines this edge of the village.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland
Landscape Character Area:	TV3B The Ampneys
Historic Landscape Character:	A5 Former unenclosed cultivation now enclosed.

Constraints/Designations:
Landscape: Within the setting of the Cotswold National Landscape
Historic: Ampney Crucis Conservation Area, Hilcot End House Grade II, Dudley Barn Grade II and other nearby listed buildings
Biodiversity: Hedgerows and surrounding woodland blocks provide ecological connectivity
Other (floodplain, PRoWS): PRoW Footpaths 15 and 23 cross the site. Outside Flood Zones 2 and 3.

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 02 – Ampney St Mary

COTSWOLD
District Council

Settlement character

1.1 Ampney St Mary is a small rural village located approximately 5km east of Cirencester within the upper Thames catchment. The settlement lies on the banks of the River Ampney and forms one of a series of historic villages collectively known as The Ampneys, occupying a gently undulating agricultural landscape in the southern Cotswolds.

1.2 The village is centred on the Church of St Mary, parts of which date from the 12th century, together with a collection of traditional limestone cottages, farmhouses and converted agricultural buildings. The settlement has developed incrementally along quiet village lanes and around the river crossing, creating a compact and cohesive historic form that reflects its agricultural origins.

1.3 The historic relationship between the village, the River Ampney and the surrounding farmland remains clearly evident and contributes significantly to local distinctiveness. Mature trees, limestone walls, hedgerows and the river corridor provide an attractive green framework throughout the settlement and reinforce its intimate rural character.

Landscape character

1.4 The Ampney St Mary lies within the Dip-Slope Lowland Landscape Character Type, specifically Landscape Character Area TV3B: The Ampneys.

1.5 The landscape is characterised by gently undulating lowland farmland dissected by the shallow valley of the River Ampney. A mosaic of permanent pasture and arable fields is enclosed by mature hedgerows, limestone walls and scattered woodland, with tree cover concentrated along watercourses, around farmsteads and within small estate landscapes.

1.6 The River Ampney and its associated meadows form a defining landscape feature, creating a more intimate and well-treed environment than the surrounding agricultural land. Riparian vegetation, mature hedgerows and traditional field boundaries contribute to a strong sense of place and reinforce the historic relationship between the village and its surrounding landscape.

1.7 The wider landscape retains a predominantly rural and agricultural character, with sparse settlement, locally distinctive limestone buildings and an intact pattern of historic fields contributing to the scenic quality and tranquillity of The Ampneys.

Relationship of the settlement with the surrounding landscape

1.8 The settlement has the following key relationships with the surrounding landscape:

Positive

- The village has a strong relationship with the River Ampney and its associated pasture, with the watercourse forming an important landscape feature around which the historic settlement has developed.
- The compact historic core, centred on the Church of St Mary and traditional limestone buildings, is closely integrated with the surrounding agricultural landscape and contributes significantly to the village's rural character and sense of place.
- Mature hedgerows, riparian trees, limestone walls and traditional field boundaries provide a strong landscape framework which integrates the settlement into the surrounding countryside and softens the transition between built form and open farmland.
- The gently undulating Dip-Slope Lowland landscape provides an attractive rural setting, with a mixture of pasture and arable farmland maintaining the distinctive agricultural character of the village.

1.9

Negative

- The B4696 introduces traffic movement and associated highway infrastructure which locally detracts from the otherwise quiet rural character of the village.
- In places, domestic boundary treatments and ornamental planting have introduced limited suburban influences at the settlement edge.

Landscape sensitivity considerations

1.10 Ampney St Mary exhibits landscape sensitivity due to its strong relationship with the River Ampney and the surrounding Dip-Slope Lowland landscape. The combination of the river corridor, mature vegetation and surrounding agricultural land forms an essential component of the village's character and setting.

1.11 The River Ampney corridor and associated pasture are particularly sensitive as they provide the visual and physical focus of the settlement and contribute significantly to landscape character, biodiversity and tranquillity. Development within or adjacent to this corridor would erode the intimate rural character of the village.

1.12 Land closely associated with the Conservation Area, the Church of St Mary and the historic core is also highly sensitive due to the contribution these areas make to the significance, character and appearance of the settlement.

1.13 The surrounding agricultural landscape, characterised by gently undulating fields enclosed by mature hedgerows and limestone walls, plays an important role in maintaining the compact form of the village and its clear distinction from the surrounding countryside. Development extending into these areas would weaken the rural setting and diminish the characteristic landscape of The Ampneys.

1.14 Areas closely related to the existing settlement framework may have limited capacity to accommodate carefully designed development where this can be achieved without harming the setting of heritage assets, the River Ampney corridor or the visual relationship between the village and the surrounding landscape.

Constraints to be taken into account

1.15 The constraints are shown on Figure A2 and are summarised below:

- Ampney St Peter and Ampney Crucis Conservation Areas.
- Listed buildings and their settings, including the Church of St Mary.
- The River Ampney corridor and associated floodplain.

Areas where development is not suitable

1.16 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Land closely associated with the River Ampney, floodplain, meadows and historic river corridor.
- Areas immediately adjacent to the historic core where development would adversely affect the character, appearance and setting of the Conservation Area and listed buildings.

Areas for environmental improvement

1.17 The following environmental improvements are suggested:

- Enhancement and long-term management of the River Ampney corridor and associated riparian habitats.

- Reinforcement of native hedgerows, mature trees and characteristic limestone walls around the settlement.
- Restoration of traditional field boundaries where opportunities arise.

Figure A1: Context and Landscape Character Types and Areas

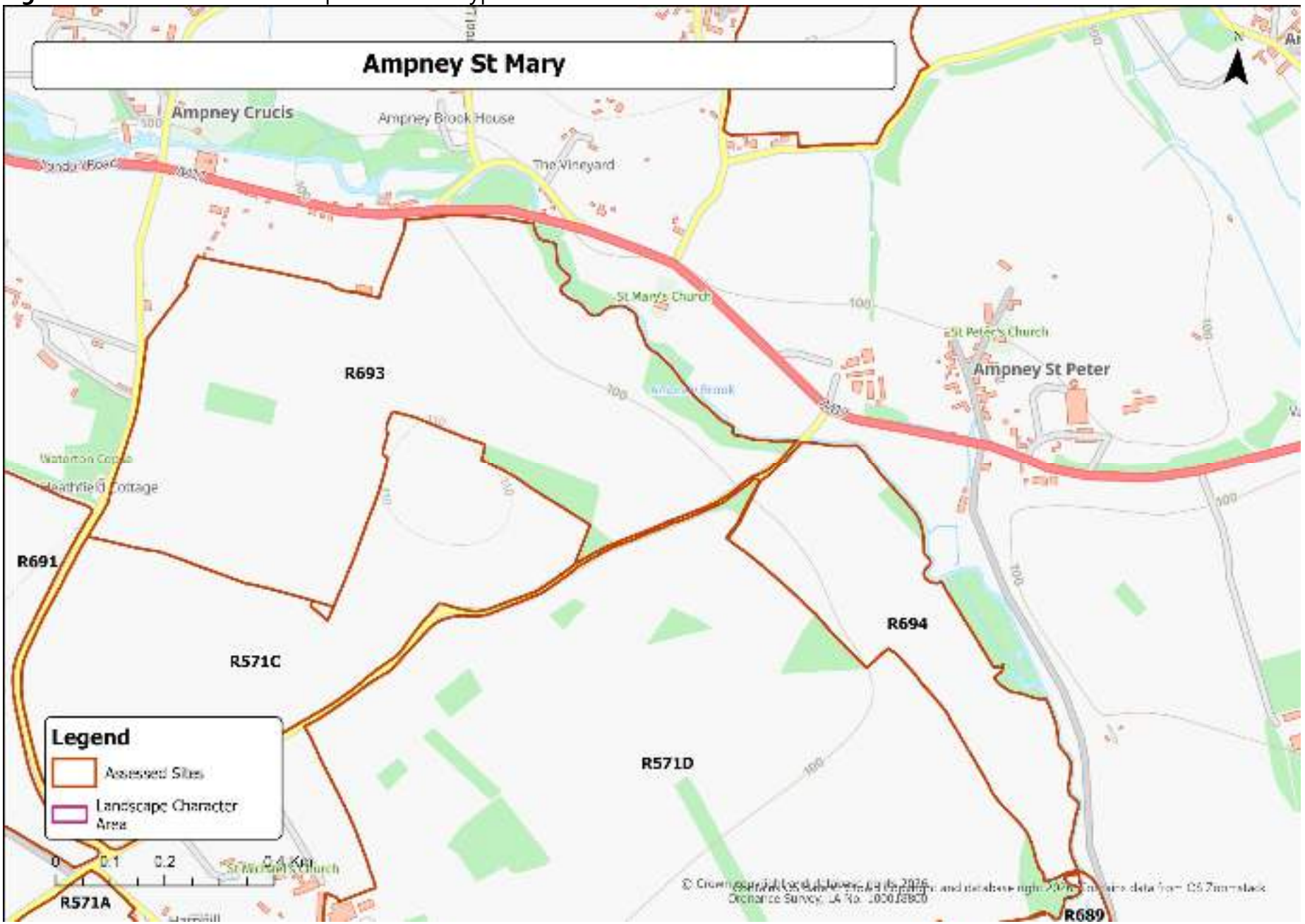
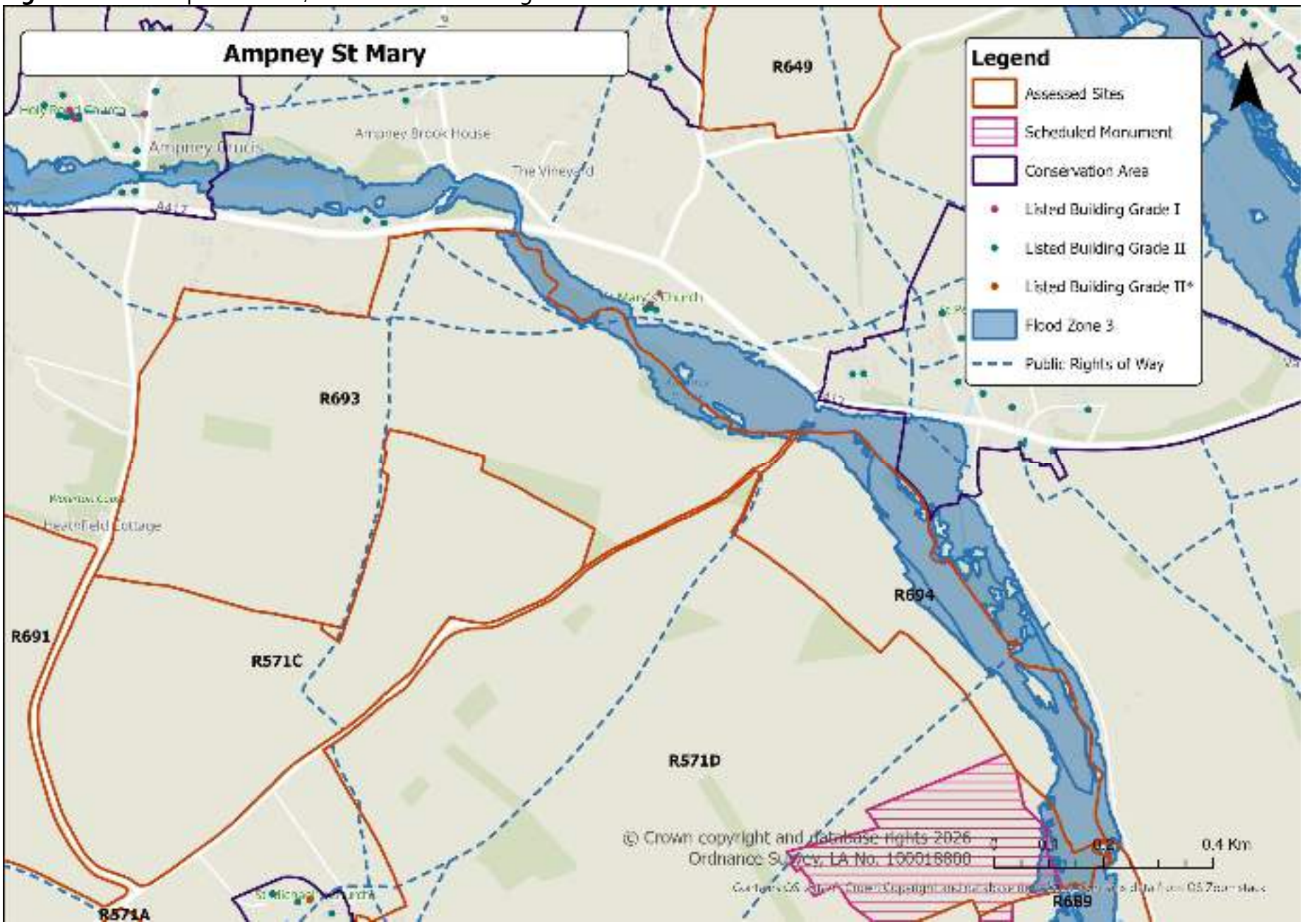


Figure A2: Development Sites, Constraints and Designations



Stage 2 Assessments

Site Reference: R693 & R694	**Settlement:** Ampney St Mary
Description: The combined parcels comprise a collection of arable fields located south of the A417 and the Ampney Brook, within the Dip-Slope Lowland Landscape Character Type and more locally the TV3B The Ampneys Landscape Character Area. The land occupies a valley slope position, rising to the south-west from the brook corridor and valley floor. Field boundaries are defined by hedgerows, with additional tree cover associated with woodland blocks and tree belts along the Ampney Brook. The north-eastern edge of the site lies within Flood Zones 2 and 3, reflecting its relationship with the brook corridor. The parcels are physically and perceptually disconnected from the main settlement and are experienced as open countryside. The site lies within the setting of the Ampney Crucis and Ampney St Peter Conservation Areas and contributes to the wider historic landscape context of the Ampney valley. It is also within the setting of designated heritage assets including the Grade I Church of St Mary and associated Grade II monuments within the churchyard. Public access is a defining characteristic. Multiple PRoWs cross the site, including Driffield Footpaths 3 and 6, which provide elevated views across the valley and enable appreciation of the open countryside and the settlements situated on the valley floor. The historic landscape character varies across the site. The eastern portion reflects former unenclosed cultivation now enclosed under Parliamentary award, with organised enclosure patterns. The western portion includes riverine pasture, historically associated with meadow systems and more regularised enclosure.	
Evaluation:	**HIGH SENSITIVITY**
Justification: R693 and R694 are assessed as High sensitivity due to their valley slope location, strong green infrastructure structure, heritage associations, and extensive public access. The site forms part of the open countryside separating and framing the Ampney settlements and contributes to the setting of the Conservation Areas and the Grade I Church of St Mary. The rising landform and open character increase visibility from both PRoWs and surrounding areas, while the brook corridor and woodland blocks reinforce ecological and landscape value. Development would introduce built form into an area currently perceived as open countryside, disrupting the clear distinction between settlement on the valley floor and the surrounding slopes.	

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland
Landscape Character Area:	TV3B The Ampneys
Historic Landscape Character:	Eastern parcels: A4p Former unenclosed cultivation now enclosed. Western parcels: D3r Riverine pasture.
Constraints/Designations: Landscape: None Historic: Within the setting of Ampney Crucis and Ampney St Peter Conservation Areas. Setting of Grade I Church of St Mary ((List Entry: 1089958) and associated Grade II monuments. Biodiversity: Woodland blocks and tree belts along Ampney Brook. Other (floodplain, PRoWS): PRoWs including Driffield Footpaths 3 and 6 cross the site. North-eastern edge within Flood Zones 2 and 3.	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 03 – Andoversford

COTSWOLD
District Council

Settlement character

1.1 Andoversford is a large village located adjacent to the A40, 8km from Cheltenham, on a crossroads with the A436. It is a working village which grew from a small nucleus on Gloucester Road during the 19th Century with the coming of the railways. It was at a junction of railway lines to Banbury, Swindon and Cheltenham. These were closed in the 1960's but the railway embankments remain, one protecting the settlement from the busy A40 road which now bypasses the village.

1.2 The pattern of the village is primarily linear on Station Road and Gloucester Road [see Figure A1]. However, there has been some block housing development around Hunter Way to the north and post war housing at Templefields which is separated from the village to the west. The overall character of the village is not typical of the Cotswolds with many houses being brick and slate. In addition, there is a large industrial estate which dominates the south eastern approaches to the village. This, with the prominent agricultural engineers premises, emphasise the working nature of the village. The village does not have an identifiable centre- the pub, post office and village shop are all located at some distance from each other. There is also no conservation area.

Landscape character

1.3 Andoversford lies in the Cotswolds National Character Area 107. It is located in the Cotswolds National Landscape 'High Wold' character type in the Cotswold High Wold Plateau LCA.

1.4 The village is located on the River Coln which flows south east through the Cotswold oolitic limestone dipslope to ultimately join the Thames. There is also a short tributary valley running north west which provides a pass over the watershed between the dipslope and scarp slope of the Cotswolds 1km away. From this the River Chelt flows to the west down to the Severn. The village is therefore relatively high at around 170m AOD but is surrounded by the higher ground of gently sloping valley sides. Most prominent is the hill to the north on the opposite side of the valley which rises to 260m AOD and from which clear views of the settlement are possible from minor roads [see Figure A4 and photos].

1.5 The greater part of the village sits on the valley bottom tightly bound by the old railway embankment to the north and east but parts creep up the valley side terminating in Templefields, which reaches 185m AOD and which is therefore more exposed to views from the north and east. The outlying

dwellings in Clock House Square are apparent in views from the south east at the A40/A436 junction.

1.6 The character of the landscape is pasture on the lower slopes and hedgerows with trees and arable agriculture on the better drained higher land. The landscape tends to be more open with fencing around larger fields to the east. The agricultural grade is Grade 3. Estate parkland lies at Sandywell Park to the north west. Deserted medieval villages lie within 1 km both to the north and south. Fingers of trees line the watercourses, and more substantial belts are associated with the dismantled railways.

1.7 Closer into the village the floodplain pastures of the watercourse provides public access and acts as a limit to development parallel to Station Road [see Figure A1 and photo]. The lower valley continues southwards past Owdeswell Manor with its formal tree lined avenue and horse pastures. The wooded railway embankment and A40 provide a major barrier to the village to the east and completely sever the relationship of the village to the rural landscape beyond.

1.8 The village is generally well screened from most road approaches. From the south, an industrial unit can be seen as the focus of a vista for around 600m on the A40. This is an unfortunate introduction to the settlement. From the main road other units can be seen and, to the north, filtered views of recent housing on former railway land are now possible. No views are possible from the A436 to the east but from the west the road passes by housing, school and the former core of the settlement. Hedgerows and trees limit wide views from this road.

Relationship of settlement with the surrounding landscape

1.9 The settlement has the following key relationships with the surrounding landscape:

Positive:

- The bulk of the settlement sits down in the valley and is not widely visible.
- The railway embankment screens most of the village from the landscape to the east.
- The floodplains of the watercourses penetrate the settlement and provide a green setting and access.

Negative:

- The industrial estate to the south of the village is unsightly and easily viewed from the A40. It also borders the river closely.

- The Templefields Estate is visible up the valley side from the west and from the hill to the north east.
- The new housing extending the settlement north is visible from the A40.

Landscape sensitivity considerations

1.10 The landscape is pleasant and generally in good condition with the surrounding countryside exhibiting characteristics typical of the National Landscape 'High Wold' character area. The valleys form a gently rolling countryside with hedgerows rather than stone walls. They are affected in terms of tranquillity by the A40 and the industrial area of Andoversford.

1.11 Long views are generally limited with the exception of the view of the settlement from the hill to the north [west of Syreford]. Development would have the most impact from here where it is located on the upper slopes adjacent to Templefields.

Constraints to be taken into account

1.12 The constraints are shown on Figure A2 and are summarised below:

- National Landscape covering all of village and surrounding landscape
- SAM to the east of A40
- The floodplains of the watercourses
- PROWs Areas where development is not suitable

1.13 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Within the railway embankment or east of the A40
- North or south of the settlement
- Higher up the valley sides by Templefields is sensitive.

Suggested environmental improvements

1.14 The following environmental improvements are suggested:

- Screening the industrial estate from the A40, particularly the unit furthest south.
- Additional planting/landform related to the railway embankment by the A40.

Figure A1: Context and Landscape Character Types and Areas

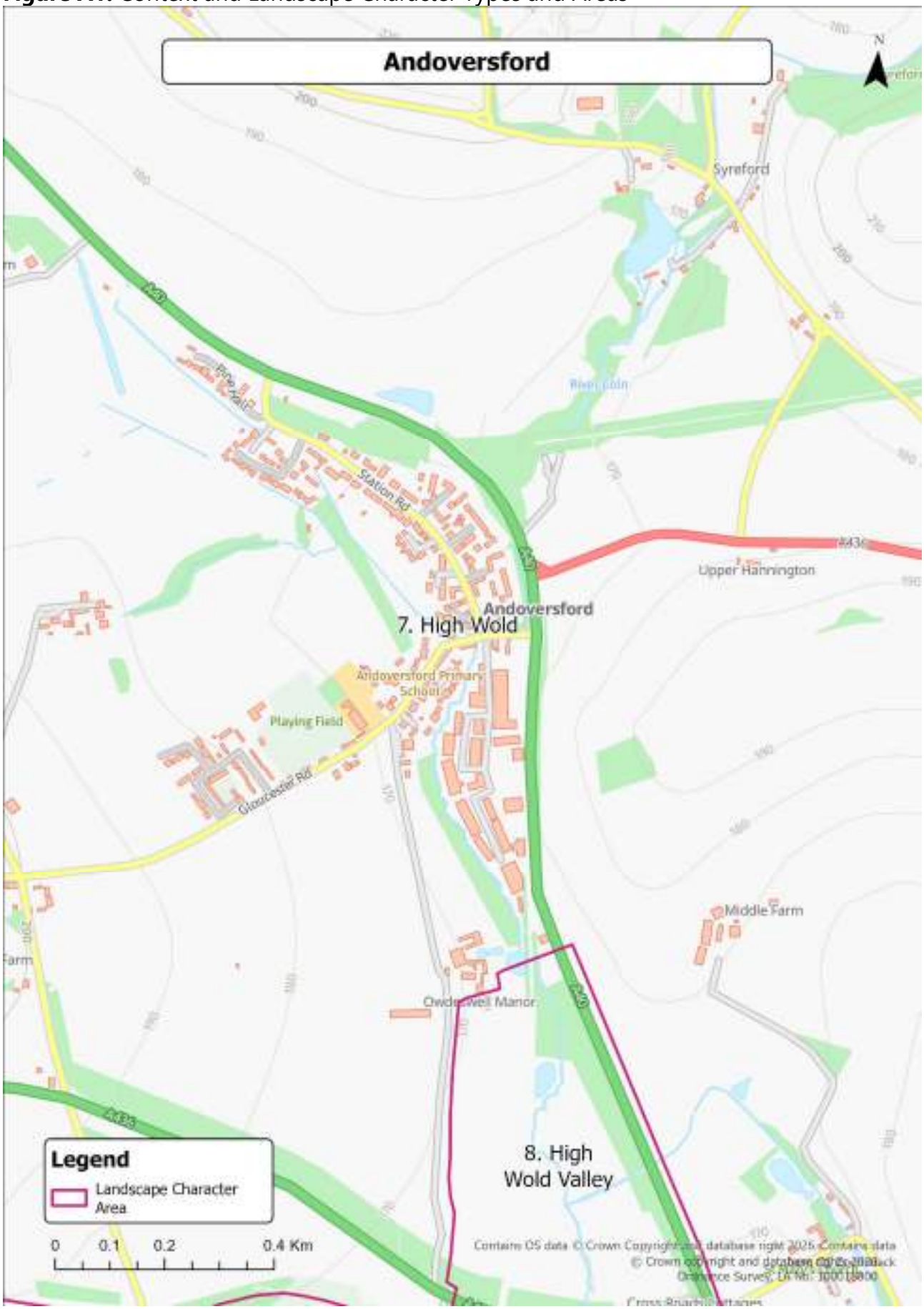
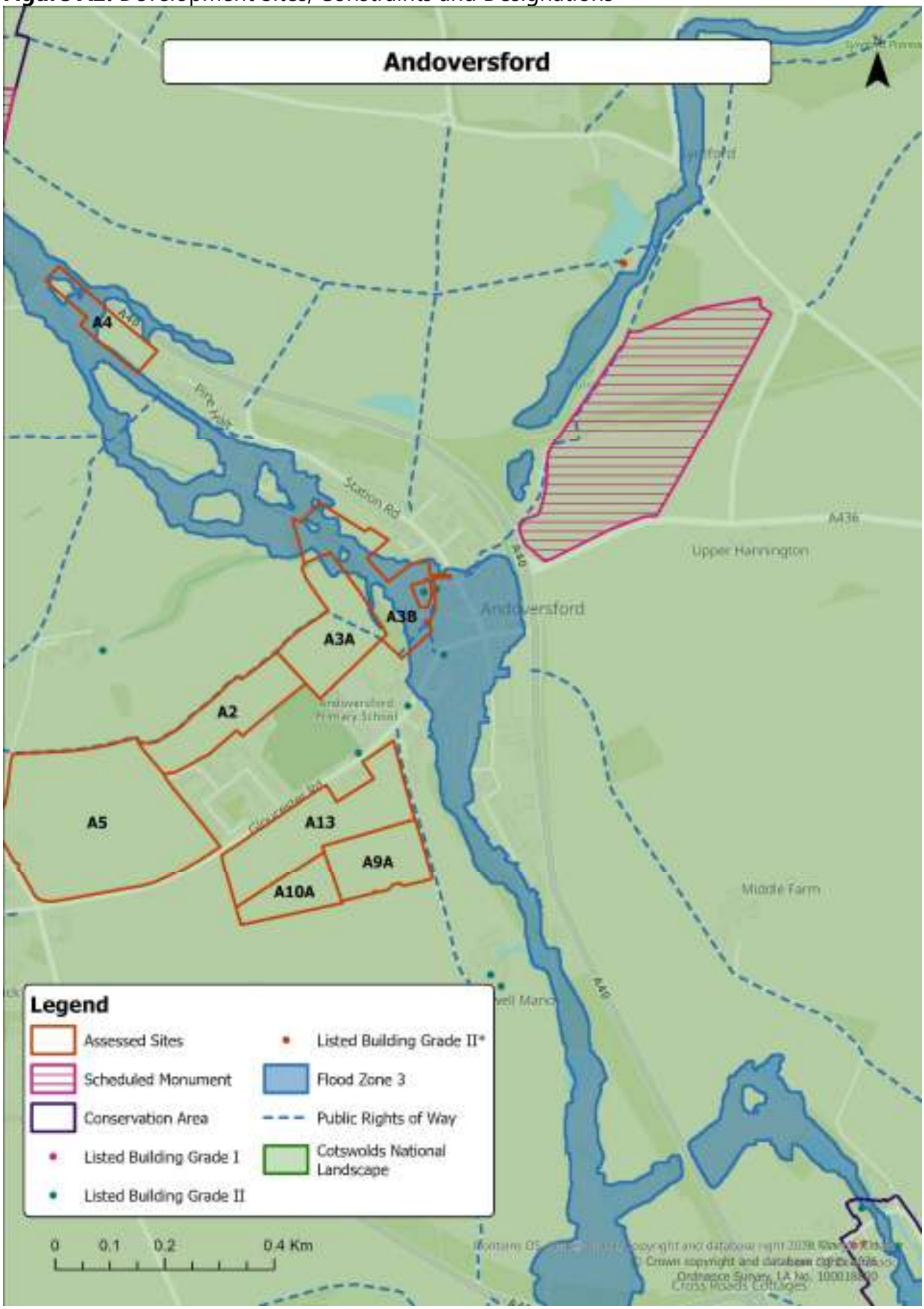


Figure A2: Development Sites, Constraints and Designations



Stage 1 Assessments

1.15 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	A2	A3A	A3B	A4	A5	A9A	A10A	A13
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)								
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground								
	Falls within clear views from public vantage points (roads, PROWs, hills)								
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form								
	Introduce a significant area of built form into a rural or visually sensitive landscape.								
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development								
	Risks coalescence or erosion of settlement separation								
	Sites to be discounted								

Stage 2 Assessments

Site Reference: A2	**Settlement:** Andoversford
Description: The site comprises of two improved pastures on the valley side sloping north with a small spur rising slightly to the north-west helping to enclose the area in this direction. An outgrown hedge lies on the north-western boundary while outgrown hedges with mature trees lie on the eastern, western and shared boundaries. To the south, the 20th Century housing at Templefields and Crossfields looks over the western field across the access road or behind properties. The Community Centre, Playing Fields and play area back onto the fields further east. The site's fields provide a rural context for the recreation area allowing filtered views out to the countryside beyond, albeit unsightly shipping containers, a garage and sheds lie on the boundary. Long views are possible to the current housing edge which is of limited merit from the north/north-east. Views from the west up the slope are filtered by intervening hedgerows and trees. The site has limited tranquillity due to its location adjacent to housing albeit in a rural location.	
Landscape Sensitivity:	
Evaluation:	**Overall Rating:** Medium
Justification: The site has some susceptibility to change through housing development as it is on a valley side in open countryside. Development would also enclose views from the recreation area/playing fields. However, the site is moderately enclosed by its site boundaries and by topography and intermediate hedges and trees. There is also an opportunity to provide a more positive edge to the settlement than the existing housing. It would be important for the hedges and trees on the boundaries to be retained to soften any built form and these should be located in public areas rather than private gardens.	
Landscape Context	
National Character Area:	National Character Area 107: Cotswolds
Landscape Character Type:	Landscape Character Type 7: High Wold
Landscape Character Area:	Landscape Character Area 7C: Cotswolds High Wold Plateau
Historic Landscape Character:	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Listed buildings at Ossage to the north west and The Mount on Gloucester Road to the south. Historic mapping highlights that development has encroached upon the historic field pattern of parcels A2 and A11B. Biodiversity: Hedgerows and trees on site boundaries Other (floodplain, PRoWS): A Public Right of Way (Andoversford Footpath 4) runs across the northern boundary. Further Public Rights of Way are present within the local area.	

Site Reference: A3A	**Settlement:** Andoversford
Description: The site comprises of an improved pasture with ridge and furrow on the lower valley side sloping north. Outgrown hedges lie on the north-eastern, north-western and south-eastern boundaries while an outgrown hedge with mature trees lies on the south western boundary. To the south-east, there is the primary school and its grounds with a small stand of trees which help to integrate and screen the school building. There are small plots and paddocks backing onto the properties on Gloucester Road. To the north-east, the site abuts the enclosed and intimate valley floor with its stream and wet pasture which is an attractive part of the village. The site provides a rural context for the school allowing filtered views out to the countryside beyond. The site has limited views in and out. A Public Right of Way runs along its boundaries as well as over the stream to the east. The site has some tranquillity due to its rural location albeit next to the settlement.	
Evaluation:	**Overall Rating:** High / Medium
Justification: The site has some susceptibility to change through housing development as it is on a valley side in open countryside adjacent to the attractive valley floor to the east with ridge and furrow. Development would also enclose any potential views from the school. However, the site is well enclosed by its site boundary hedges and by topography and surrounding hedges and trees. If development were permitted it would be important for the hedges and trees on the boundaries to be retained to soften any built form and these should be located in public areas rather than private gardens. The setting to the valley floor to the north is particularly important to the character of the village' The land to the west of the footpath (Andoversford Footpath 4) that divides the parcel may have some scope for development given its location out of the identified flood zone. It also shares the characteristics of the neighbouring A2 parcel. This would place the west of the parcel within the **Medium** landscape sensitivity category.	
Landscape Context	
National Character Area:	National Character Area 107: Cotswolds
Landscape Character Type:	Landscape Character Type 7: High Wold
Landscape Character Area:	Landscape Character Area 7C: Cotswolds High Wold Plateau
Historic Landscape Character:	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Listed buildings to the east, west and south Biodiversity: None Other (floodplain, PRoWS): A Public Right of Way (Andoversford Footpath 4) runs across the north-western part of A3A, before crossing south-eastwards through A3A. Further Public Rights of Way are present within the local area.	

Site Reference: A3B	**Settlement:** Andoversford
Description: The parcel comprises two improved pasture fields that straddle a former railway embankment. The embankment is vegetated with mature trees and hedgerows that create a prominent landscape feature within the local area. The field to the west of the embankment is smaller than the one to the east and is likely in equestrian use. Stables and/or field shelters are present within the field, and it is bound by hedgerow and trees to the south, east and west. Residential development off Hunter's Way bounds the field to the north. The field to the east of the embankment is used for grazing and is bisected by a minor watercourse. Mature vegetation upon the embankment bounds the western edge of the field. The boundaries to the north, south and east abut existing residential development along Station Road, Gloucester Road and Waterside Close. The boundary treatment to these orientations varies and includes fencing, vegetation and open boundaries. At the centre of the eastern field domestic curtilage encroaches into the pastoral field from the 21st Century redevelopment of the Cattle Market off Station Road. The parcel's location positions it within an enclosed and intimate valley with the watercourse and wet pasture forming an attractive part of the settlement edge. The neighbouring settlement edge enjoys a rural outlook across the parcel and context to its setting. A Public Right of Way is present within the south east of the parcel. The parcel has some tranquillity due to its rural location. However, this is influenced by its settlement edge location.	
Evaluation:	**Overall Rating:** Medium
Justification: The parcel has some susceptibility to change through housing development due to its position on the undeveloped valley floor with the elevated former railway embankment present along its western boundary. This prominent feature divides the parcel from the wider rural context and filters and screens views beyond it. Development within the parcel would further enclose the open character of the parcel and the private views of local residents on the northern and eastern edge of the parcel. The adjoining settlement edge has varying boundary treatments that offer little in the way of characteristic enclosure. Since the construction of the residential development at the former cattle market, domestic gardens have encroached into the pastoral field at the centre of the parcel. A watercourse bisects the parcel and hydrology within this flood meadow is a major factor. Development within the parcel is unlikely to be achieved due to its presence within a 3b flood zone. Green and Blue Infrastructure enhancement could be achieved within the parcel through flood tolerant planting and green Sustainable Urban Drainage initiatives. This would also have the benefit of softening and creating a more characteristic settlement edge than currently exists. Public access and enjoyment could be increased by extending the Public Right of Way provision within the parcel. The parcel's proximity to the Andoversford settlement edge, the weak transition from the settlement to the parcel and the encroachment of gardens into the parcel are considered to be detractors to the parcel's sensitivity. In contrast to these detractors, the parcel forms an important green space on the edge of the settlement. The railway embankment creates an important Green Infrastructure resource and visual buffer. The watercourse and flood meadow also play an important role within the local Green and Blue Infrastructure services. Public access is provided within the site, which enhances its community role. Given these	

varying factors the parcel is considered to have **Medium** landscape sensitivity. Hydrology is likely to restrict any opportunity for development within the parcel.	
Landscape Context:	
National Character Area:	National Character Area 107: Cotswolds
Landscape Character Type:	Landscape Character Type 7: High Wold
Landscape Character Area:	Landscape Character Area 7C: Cotswolds High Wold Plateau
Historic Landscape Character:	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Listed buildings to the east Biodiversity: None Other (floodplain, PRoWS): A Public Right of Way (Andoversford Footpath 4) runs through the southern part of the site before entering Andoversford. Further Public Rights of Way are present within the local area.	

Site Reference: A4	**Settlement:** Andoversford
Description: The site comprises of a disused railway embankment extending north-west from the settlement running alongside the busy A40 to the north. There is rough grass on the top of the embankment and an outgrown hedge with trees to the north-east and patchy trees and hawthorn scrub to the south-west. Recent housing development has occurred to the south-east on the embankment and is partially screened and filtered from the A40 by pines and other vegetation in summer, less so in winter. There are views from the rising ground to the north-east down towards the settlement and site. To the south-west there is a distinctive floodplain/valley floor with fishponds which is buffered from the A40 by the embankment, and a public footpath linking the settlement with the countryside. The site lies within the Cotswolds National Landscape.	
Evaluation:	**Overall Rating:** High / Medium
Justification: The site has susceptibility to housing as it is raised above the general ground level and would be highly visible to users of the A40, PROW users to the south-west and north-east. It would be a clear and prominent extension in the built form and exacerbate the noticeable extension to the south-east which at least has an apparent visual logic of coinciding with the line of pines. The existing vegetation on the site would not sufficiently mitigate the effect of houses which would break the local skyline, and further planting mitigation would take a long time to establish. The value of the site is that it lies within the National Landscape and complements and buffers the historic features to the south west. Development on the site is highly undesirable.	
Landscape Context:	
National Character Area:	National Character Area 107: Cotswolds
Landscape Character Type:	Landscape Character Type 7: High Wold
Landscape Character Area:	Landscape Character Area 7C: Cotswolds High Wold Plateau
Historic Landscape Character:	Historic Landscape Type D1 - Riverine pasture, probably meadows now largely enclosed
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: None Biodiversity: None Other (floodplain, PRoWS): Public Rights of Way are present within the local area but not on site.	

Site Reference: A5[1]	**Settlement:** Andoversford
Description: The parcel comprises two improved pasture fields that occupy elevated landform to the south west of the Andoversford settlement. This landform slopes from the high point in the west to the lower ground in the east. The fields are bound and divided by mature hedgerow and trees. Some parts of this vegetative provision are weaker than other parts. A modern agricultural barn and yard are present within the west of the parcel. Beyond the boundaries is generally a continuation of the rural field network. Isolated residential development punctuates this agricultural context. The exception to this is the eastern boundary that abuts the 20th century development off Templefields which forms the settlement edge and development boundary of Andoversford. No Public Rights of Way are present within the parcel although one is present beyond the northern boundary hedgerow. The parcel generally enjoys a good level of tranquillity due to its rural location. Detractors to this include the settlement edge to the east and Gloucester Road to the south.	
Evaluation:	**Overall Rating:** High
Justification: The parcel has susceptibility to change through housing development due to its position on a valley side in open countryside. Development would represent encroachment into the characteristically rural landscape around the Andoversford settlement and form a prominent addition to local views. The vegetated field boundaries form an important landscape feature within the site and filter views across the agricultural landscape. The parcel's location on elevated landform makes it more prominent in views from Andoversford and Public Right of Way in the vicinity. Given the prominent position of the parcel, its susceptibility to change and its location within the Cotswolds National Landscape, the parcel is considered to have **High** landscape sensitivity.	
Landscape Context:	
National Character Area:	National Character Area 107: Cotswolds
Landscape Character Type:	Landscape Character Type 7: High Wold
Landscape Character Area:	Landscape Character Area 7C: Cotswolds High Wold Plateau
Historic Landscape Character:	Historic Landscape Type A4 - Less regular organised enclosure partly reflecting former unenclosed cultivation patterns
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Listed building to the north Biodiversity: Other (floodplain, PRoWS): A Public Right of Way (Andoversford Footpath 4) runs across the northern boundary. Further Public Rights of Way are present within the local area.	

[1] Site was previously assessed in the Cotswold District Strategic Housing and Economic Land Availability Assessment (2021) and, despite being discounted at Stage 1, the Stage 2 LSA is provided here again for completeness

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 04 – Avening

COTSWOLD
District Council

Settlement character

1.1 Avening is a small village in a wooded valley, 5.5km north from Tetbury located on the A46 road which connects Bath and Cheltenham. It is the largest village in the south of the District with a population of over 1,000.

1.2 The medieval village grew around the landmark Norman Church of the Holy Cross Church consecrated in 1080 by Queen Matilda. Avening's character was shaped in the 17th century, with the expansion of cloth mills and cottage industries. The cloth industry influenced the growth of the village well into the 19th century.

Landscape character

1.3 The settlement is within the Cotswolds National Character Area 107. Avening lies within the Cotswold National Landscape specifically forming part of the Stroud Valley Landscape Character Area.

1.4 The village is set within a steep-sided, wooded, and relatively broad valley, with the surrounding uplands transitioning into a more open and gently undulating landscape. While open, sloping meadows dominate the hillsides around the village, these are occasionally punctuated by clusters of trees and small copses. Traditional hedgerows and dry-stone walls line the lanes, farm tracks, and historic bridleways, adding to the area's rural character.

1.5 Approaching Avening reveals a variety of scenic perspectives shaped by its valley setting. From Tetbury Hill, the descent unveils scattered stone cottages and sweeping views of the village nestled within the valley. The route from Nailsworth is gentler, following a densely wooded valley floor that opens up just before reaching the village, offering a more enclosed and intimate approach. Meanwhile, the descent from Hampton Hill provides panoramic views of the southern hillside, where buildings appear more organically placed and blend seamlessly into the surrounding landscape.

Relationship of the settlement with the surrounding landscape

1.6 The settlement has the following key relationships with the surrounding landscape:

Positive

- The village is strongly influenced by its location within a steep-sided valley, creating a distinctive and attractive landscape setting that is characteristic of the Cotswold Settled Valleys landscape.

- Woodland on the valley sides provides a strong sense of enclosure and forms an important backdrop to the settlement, helping to integrate built development into the wider landscape.

- The historic core, centred on the Church of the Holy Cross, occupies a visually prominent position within the valley and contributes significantly to local distinctiveness and sense of place.

- Open pastures, hedgerows, dry stone walls and small copses on the valley sides provide an attractive rural setting and reinforce the village's relationship with the surrounding countryside.

- The varied approaches into the village allow appreciation of the settlement's historic form and dramatic topographical setting.

Negative

- Some modern development on the settlement edge has introduced suburban characteristics that are less reflective of the traditional village character.
- Expansion onto the valley sides has the potential to erode the wooded backdrop that contributes significantly to the village setting.
- The A46 corridor introduces traffic movement, highway infrastructure and associated visual clutter which can detract from the rural character of parts of the settlement.
- Incremental domestication of rural edges through garden extensions, ornamental planting and suburban boundary treatments has locally weakened the transition between settlement and countryside.

Landscape sensitivity considerations

1.7 Avening is highly sensitive to change due to its location within a steep-sided valley landscape, its strong historic character and its position within the Cotswolds National Landscape.

1.8 The surrounding valley sides are particularly sensitive as they provide the essential landscape setting to the village and create the characteristic sense of enclosure associated with the Settled Valleys landscape type. Development on these slopes would be highly visible and could detract from the wooded and pastoral backdrop that defines the settlement.

1.9 The village is also sensitive to development that would contribute to the coalescence of built form along the valley floor or result in the erosion of the distinct settlement pattern that has evolved in response to the valley landform.

1.10 Land associated with the historic core, the Church of the Holy Cross, the Conservation Area and numerous listed buildings is particularly sensitive due to its contribution to the character, appearance and significance of the settlement.

1.11 The wooded valley sides, mature trees, hedgerows and areas of pasture surrounding the village form an important component of local character and should be conserved. Whilst some opportunities may exist for limited development closely related to the existing built framework, such development should avoid prominent slopes, protect important views and conserve the distinctive valley setting.

Constraints to be taken into account

1.12 The constraints are shown on Figure A2 and are summarised below:

- Cotswolds National Landscape.
- Avening Conservation Area.
- Listed buildings and their settings, including the Church of the Holy Cross.
- Steep valley sides and prominent slopes surrounding the settlement.
- Mature woodland and trees

Areas where development is not suitable

1.13 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Prominent valley sides and upper slopes which form the essential landscape setting of the settlement. Land that would result in the loss of the wooded backdrop to the village or interrupt important views across the valley.

- Areas immediately adjoining the historic core where development would adversely affect the character or appearance of the Conservation Area and heritage assets.

- Open pastoral land that contributes to the rural setting and distinct identity of the settlement.

- Areas containing important woodland, mature trees, hedgerows or historic landscape features.

- Development that would contribute to the visual coalescence of built form along the valley floor or compromise the distinctive linear settlement pattern.

Areas for environmental improvement

- Conservation and management of woodland on the valley sides.

- Reinforcement of native hedgerows and hedgerow trees surrounding the settlement.

- Restoration and maintenance of traditional dry stone walls and historic field boundaries.

- Enhancement of biodiversity within woodland, grassland and hedgerow habitats.

Figure A1: Context and Landscape Character Types and Areas

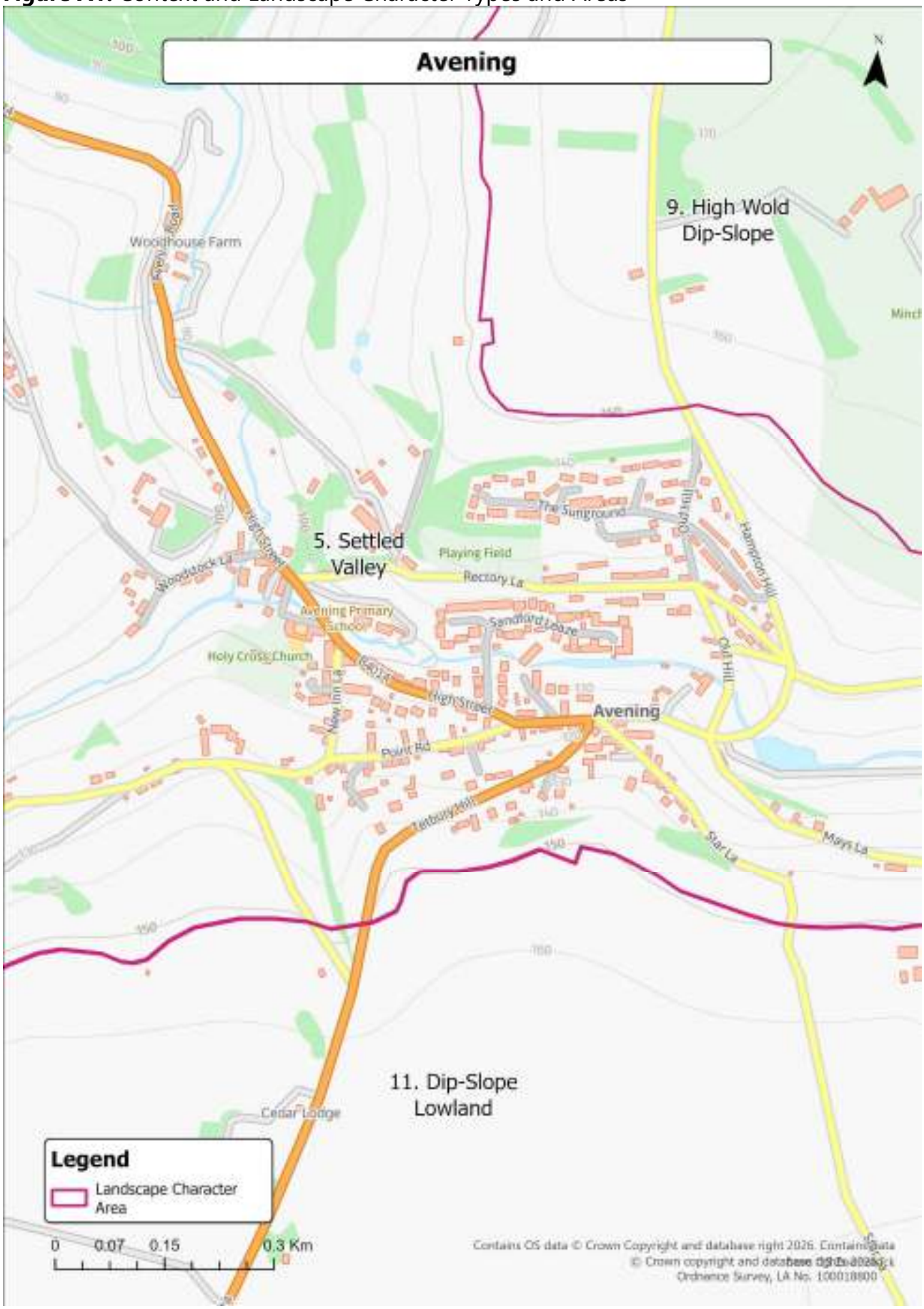
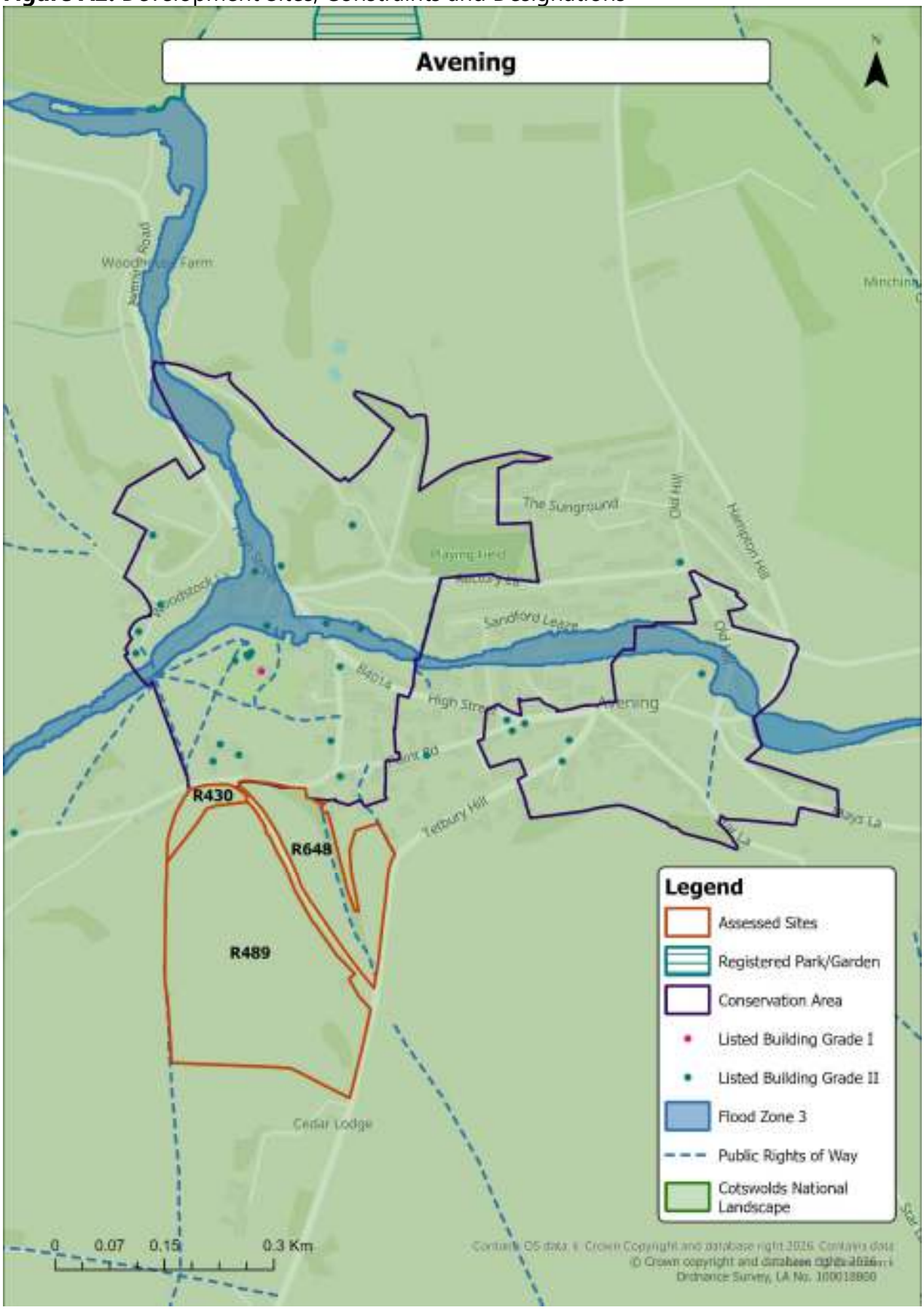


Figure A2: Development Sites, Constraints and Designations



Stage 1 Assessments

1.1 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	R430 / R489	R648
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)		
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground		
	Falls within clear views from public vantage points (roads, PROWs, hills)		
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form		
	Introduce a significant area of built form into a rural or visually sensitive landscape.		
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development		
	Risks coalescence or erosion of settlement separation		
	Sites to be discounted		

Stage 2 Assessments

Site Reference: R648	**Settlement:** Avening
Description: Site R648 is located beyond the southern edge of Avening and comprises a steeply sloping grassland field that falls northwards towards the settlement. The site occupies a prominent valley-side position and forms part of the wider landscape setting of the village and the Avening Valley beyond. The site contains a combination of grassland, mature boundary hedgerows, scattered trees and a tree belt, all of which contribute positively to landscape structure and biodiversity value. Whilst vegetation provides some containment in local views, the elevated and sloping nature of the site results in wider visual connections across the surrounding landscape. Open views are available towards the north-west across the Avening Valley, where wooded valley slopes form a distinctive landscape backdrop. The site therefore contributes to the wider appreciation of the valley landscape and forms part of the rural setting of the settlement. The site adjoins the Avening Conservation Area along its northern boundary and contributes directly to its rural setting. It is also associated with the setting of Rodways Cottage and Rodways Place (List Entry: 1341588) and Church Farmhouse (List Entry: 1305221), both of which derive part of their significance from their relationship with the surrounding rural landscape. PRoW Footpaths 18 and 19 run through the site, providing direct public access and extensive opportunities for views across the site and surrounding landscape. The site therefore has a strong recreational and experiential function as part of the local PRoW network. Historically, the site lies within Historic Landscape Character Type B3x – Open common land used as long-term pasture, now mainly enclosed, characterised by regular organised enclosure of former unenclosed pasture without Parliamentary enclosure.	
Evaluation:	**HIGH SENSITIVITY**
Justification: The site occupies a highly sensitive valley-side position on the southern edge of Avening and forms an important component of the landscape setting of both the village and the wider Avening Valley. The steeply sloping landform, open views across the valley and strong relationship with surrounding woodland and pastoral landscapes contribute significantly to landscape character and scenic quality.	

The site displays many of the key characteristics of the Settled Valley landscape, including steep valley slopes, pastoral land use, strong vegetation structure and visual association with wooded valley sides. The Cotswolds National Landscape guidance identifies such valley sides as particularly sensitive to development due to their visibility and importance as the rural backdrop to settlements.

Development of the site would extend built form beyond the established settlement edge onto a prominent and visually exposed valley slope. This would appear incongruous in relation to the existing settlement pattern and would erode the strong distinction between the village and surrounding countryside.

The presence of PRoW Footpaths 18 and 19 substantially increases sensitivity. Users experience direct views across the site and wider valley landscape, and development would alter the character and visual amenity of these routes. The site therefore has both visual and recreational importance within the local landscape.

The grassland habitat, mature trees, tree belt and hedgerow network also contribute positively to biodiversity value and reinforce the wooded character associated with the valley landscape. Together these features contribute to several of the recognised special qualities of the Cotswolds National Landscape, including scenic quality, tranquillity, distinctive landform, historic settlement pattern and the strong relationship between settlements and their surrounding countryside.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Settled Valley LCT
Landscape Character Area:	LCA 5A Nailsworth
Historic Landscape Character:	B3x – Open common land used as long-term pasture, now mainly enclosed

Constraints/Designations:
Landscape: Located within the Cotswolds National Landscape
Historic: Adjoins Avening Conservation Area. Within the setting of Rodways Cottage and Rodways Place (List Entry: 1341588) and Church Farmhouse (List Entry: 1305221)
Biodiversity: Grassland habitat, mature trees, tree belt and boundary hedgerows with associated habitat value
Other (floodplain, PRoW): Outside Flood Zones 2 and 3. PRoW Footpaths 18 and 19 run through the site.

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 05 – Baunton and Daglingworth

COTSWOLD
District Council

Settlement character

1.1 Baunton and Daglingworth are two closely related villages located immediately north of Cirencester within the upper Churn Valley. Although remaining physically separate, both settlements share a close historic and visual relationship through the River Churn corridor, the surrounding agricultural landscape and their position within the Cotswolds National Landscape.

1.2 Baunton is a compact village situated on the eastern side of the River Churn. The settlement is focused around St Andrew's Church and a collection of traditional limestone cottages and farmsteads which have evolved in response to the river corridor and adjacent farmland. Mature trees, stone walls and riparian vegetation contribute significantly to the village's rural character.

1.3 Daglingworth occupies a more elevated position to the north-west, extending along the valley side and centred on the Church of the Holy Rood. The village retains a predominantly linear form, with traditional limestone buildings, historic farmsteads and narrow lanes reflecting its agricultural origins and relationship with the surrounding landform.

1.4 Despite their differing forms, both villages retain a strong relationship with the River Churn, surrounding farmland and the distinctive valley landscape. Mature trees, hedgerows, dry stone walls and historic field patterns provide an attractive landscape framework that reinforces their individual identities whilst maintaining their connection to the wider Churn Valley.

Landscape character

1.5 The Baunton and Daglingworth lie within the Cotswolds National Character Area 107 and occupy a transitional position between the High Wold Dip-Slope and the High Wold Valley Landscape Character Types.

1.6 The High Wold Dip-Slope forms a gently rolling agricultural landscape characterised by arable farmland, pasture, hedgerows, woodland blocks and occasional long-distance views. The landscape retains a sparse settlement pattern and a strong rural character.

1.7 The High Wold Valley landscape is characterised by the deeply incised River Churn valley, with steep valley sides, mature woodland, riparian vegetation and enclosed pastoral landscapes creating an intimate and secluded setting. The

combination of open dip-slope farmland and enclosed valley landscapes contributes significantly to the distinctive character of both settlements.

Relationship of the settlement with the surrounding landscape

1.8 The settlement has the following key relationships with the surrounding landscape:

Positive

- Both villages have a strong relationship with the River Churn and its associated valley landscape, with the watercourse forming an important influence on their historic development and landscape setting.
- Mature trees, woodland, hedgerows, dry stone walls and riparian vegetation provide a strong landscape framework that integrates the settlements into the surrounding countryside.
- The historic cores, churches and traditional limestone buildings contribute significantly to local distinctiveness and reinforce the historic relationship between the settlements and the surrounding agricultural landscape.
- The surrounding valley sides and gently rising dip slopes provide an attractive rural setting whilst maintaining the separate identities of Baunton and Daglingworth.
- The transition between the open agricultural dip slope and the more enclosed valley landscape creates a varied and attractive sequence of views into and out of both villages.

Negative

- The proximity of Cirencester introduces development pressure on the southern edge of Baunton, with the potential for gradual erosion of the distinction between the village and the urban edge.
- Some modern development on the edges of the villages is less well integrated with the traditional settlement pattern and landscape character.
- Localised highway infrastructure and traffic can detract from the otherwise tranquil and rural character of the settlements.

Landscape sensitivity considerations

1.9 Baunton and Daglingworth exhibit high landscape sensitivity due to the quality of their historic and landscape settings within the River Churn valley

and the adjoining High Wold Dip-Slope. The strong relationship between the settlements, the river corridor and the surrounding agricultural landscape forms an essential component of their character.

1.10 The valley sides surrounding the River Churn are particularly sensitive as they provide the visual and physical setting to both villages and allow views along and across the valley. Development on elevated land or upper valley slopes would be visually prominent and could erode the intimate and secluded character of the valley landscape.

1.11 Land closely associated with the Conservation Areas, the River Churn corridor and the historic cores of the villages is also highly sensitive due to the contribution these areas make to the significance, character and appearance of the settlements.

1.12 The adjoining High Wold Dip-Slope is sensitive to development because of its open, gently rolling character, extensive intervisibility and strong rural qualities. Development extending onto prominent slopes could interrupt important views and alter the relationship between the settlements and the wider landscape.

1.13 Limited opportunities may exist for carefully designed development closely related to the existing built form where proposals conserve the landscape setting, retain the integrity of the River Churn corridor and respect the characteristic landscape structure of the valley and dip slope.

Constraints to be taken into account

1.14 The constraints are shown on Figure A2 and are summarised below:

- Cotswolds National Landscape covering both villages and the surrounding landscape.
- Baunton and Daglingworth Conservation Areas.
- Listed buildings and their settings, including the Churches of St Andrew and the Holy Rood.
- The River Churn corridor and associated floodplain.

Areas where development is not suitable

1.15 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

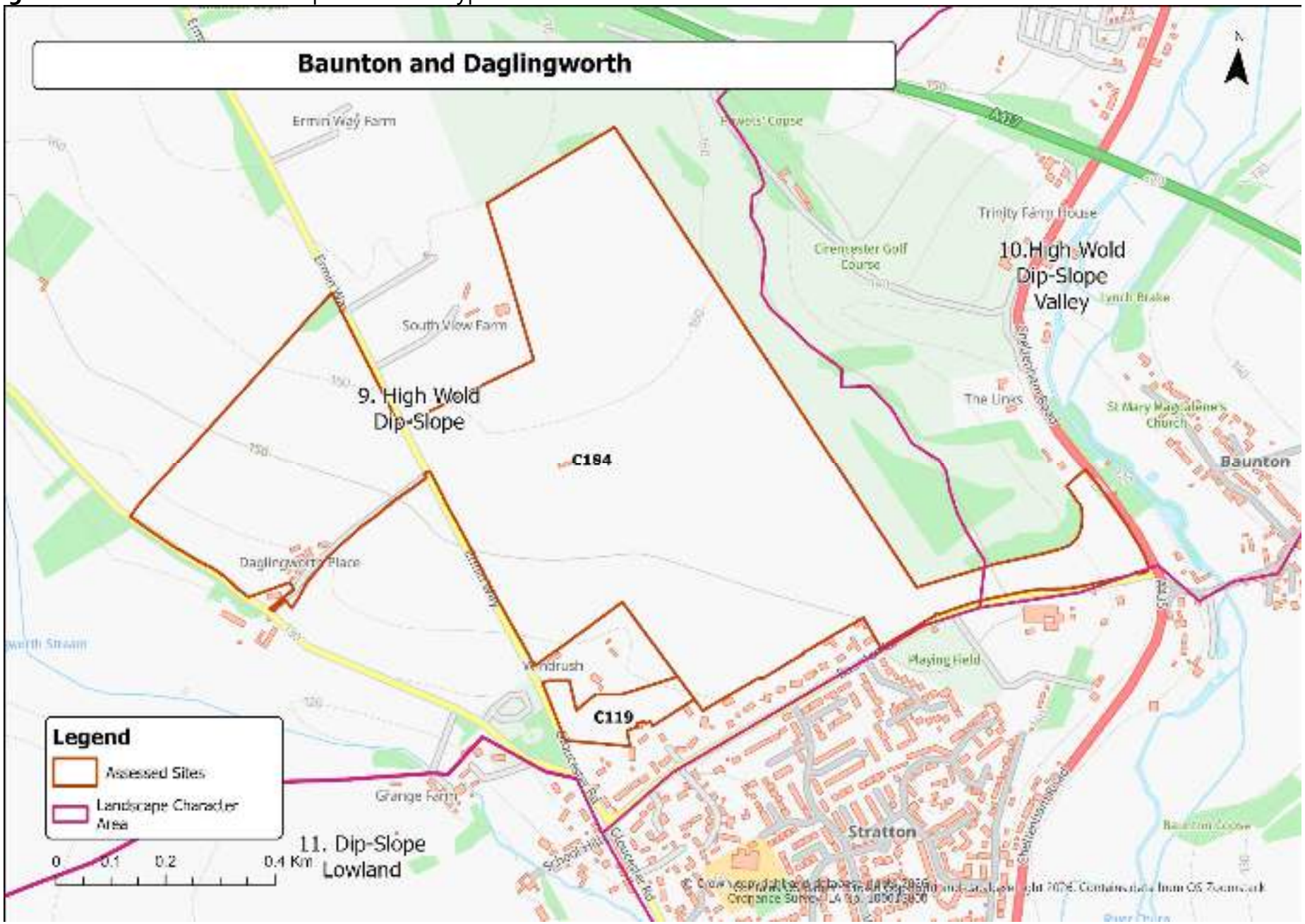
- Valley sides surrounding the River Churn which form the essential landscape setting to the settlements and contribute to views into and out of the Conservation Areas.
- Land closely associated with the River Churn, floodplain and historic river corridor.
- Areas immediately adjacent to the historic cores where development would adversely affect the character, appearance and setting of the Conservation Areas and listed buildings.
- Prominent land on the High Wold Dip-Slope that contributes to the wider setting of the settlements and the visual appreciation of the Churn Valley.
- Open countryside that maintains the separate identities of Baunton and Daglingworth and their relationship with the surrounding agricultural landscape.

Areas for environmental improvement

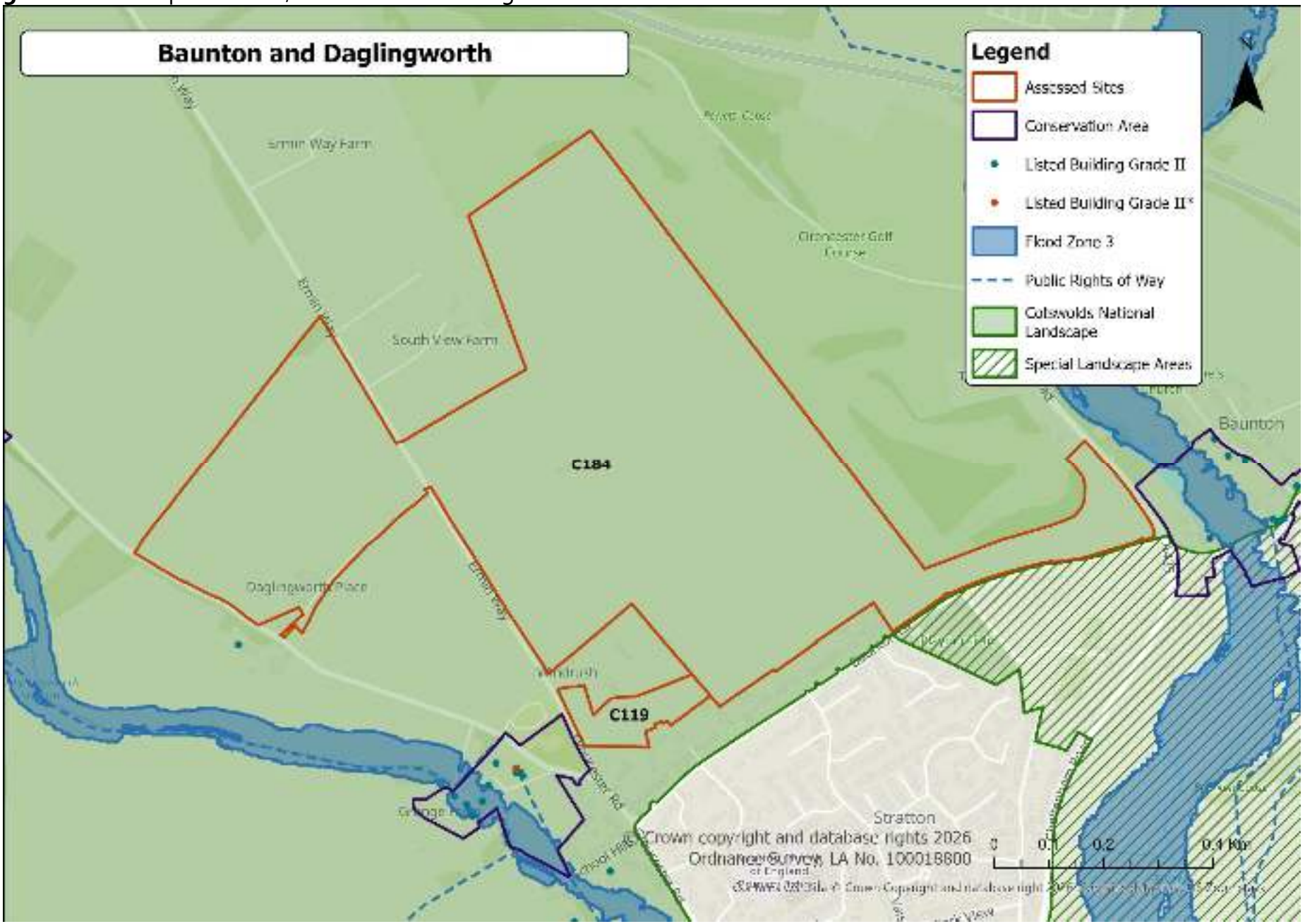
1.16 The following environmental improvements are suggested:

- Enhancement and management of the River Churn corridor and associated riparian habitats.
- Conservation and management of mature trees, woodland and hedgerow networks throughout the valley.
- Reinforcement of traditional dry stone walls and historic field boundaries.
- Additional native tree and hedgerow planting where this would strengthen settlement edges and habitat connectivity without affecting important views.
- Conservation of important views across the Churn Valley and surrounding dip-slope landscape.

Figure A1: Context and Landscape Character Types and Areas



gure A2: Development Sites, Constraints and Designations



Stage 2 Assessments

Site Reference: C184	**Settlement:** Baunton and Daglingworth
Description: The site lies to the north of Stratton and south of Baunton, within the Cotswolds National Landscape. It comprises rolling arable farmland forming part of the plateau between Stratton and the upper reaches of the Churn Valley. The site is located beyond the North Cirencester Special Landscape Area and the Stratton Conservation Area, which contains a number of listed buildings. The landscape is characterised by large open arable fields, with a strong hedgerow boundary to the Gloucester Road but fragmented and intermittent hedgerows internally, interspersed with occasional mature trees. Coniferous planting defines the curtilage of an isolated dwelling on the northern boundary. The landform rises gently before falling westwards from the road, with long, open views towards the wider countryside. The wooded horizon to the south-east, combined with distant pylons, forms a characteristic backdrop to views across this part of the High Wold Dip-Slope. There is no public access within the site, although it provides visual amenity for nearby residents and travellers along Gloucester Road. The Cirencester Golf Club lies to the north-east. The site's relationship with the edge of Stratton makes it visually and perceptually connected to the settlement, though it remains part of the open rural setting forming the transition between Stratton and the wider plateau landscape.	
Evaluation:	**HIGH SENSITIVITY**
Justification: The site occupies an elevated and visually exposed position within the Cotswolds National Landscape, forming part of the High Wold Dip-Slope. Development would extend built form northwards and up the slope from Stratton into the open plateau, appearing incongruous with the established settlement pattern. The large scale of the fields and limited structural vegetation increase susceptibility to change, while the openness and visibility of the site make it sensitive to new built form. The site contributes to several of the special qualities of the Cotswolds National Landscape, notably the open and elevated character of the High Wold landscapes, the long and unbroken rural views, and the sense of tranquillity and natural beauty associated with the gently rolling limestone farmland around Cirencester. These qualities would be diminished by the introduction of large-scale development, which would disrupt the rural skyline, weaken the distinction between Stratton and the wider countryside, and detract from the perception of a coherent, undeveloped plateau landscape.	

Although there is some containment from roadside vegetation and the edge of existing development to the south, the overall character, scale, and exposure of the site give rise to high landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	High Wold Dip-Slope
Landscape Character Area:	LCA 9D – Cotswolds High Wold Dip-Slope
Historic Landscape Character:	Arable fields with hedgerow/tree boundaries, forming part of the agricultural fringe of Stratton
Constraints/Designations: **Landscape**: Within the Cotswolds National Landscape; adjacent to North Cirencester Special Landscape Area **Historic**: Stratton Conservation Area and associated listed buildings to the south **Biodiversity**: Hedgerows and scattered trees provide some ecological value Other (floodplain, PRoWS): No PRoWs within site; outside Flood Zones 2 and 3	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 06 – Bibury

COTSWOLD
District Council

Settlement character

1.1 Bibury is a small village nestled either side of the valley of the River Coln, 12km north east from Cirencester with the main road through the village being the Cirencester to Burford Road B4425. It's the most well-known village in the district.

1.2 Over time, Bibury Proper and Arlington have gradually merged to form the unified settlement now known as Bibury. The close-knit arrangement of cottages and the linear development along the River Coln have physically and visually unified the two areas, creating a cohesive village character within the Coln Valley.

1.3 The older of the two settlements, Bibury, has development clustered around the Parish Church of St Mary and The Square. William Morris advertised Bibury in the 1870s calling it 'surely the most beautiful village in England'.

Landscape character

1.4 The settlement is within the Cotswolds National Character Area 107. Bibury lies within the Cotswolds National Landscape with the settlement encompassing the distinctive oolitic limestone landscape of the Cotswolds, which stretches from Dorset to Lincolnshire.

1.5 The settlement's landscape setting is discrete and secluded with a gentle undulating and open plateau dissected by the valley of the River Coln. Roads are enclosed by high retaining walls, buildings and banks with overhanging large tree canopies.

Relationship of the settlement with the surrounding landscape

1.6 The settlement has the following key relationships with the surrounding landscape:

Positive

- The village has a strong relationship with the River Coln, with the watercourse forming the defining feature around which the historic settlement has developed. The river corridor, associated water meadows, stone bridges and mature vegetation create a highly distinctive and picturesque landscape setting.
- The close-knit arrangement of traditional limestone cottages, walls and buildings, particularly around Arlington Row, The Square and St Mary's Church, is strongly integrated with the valley landscape and contributes to the exceptional scenic quality and sense of place of the settlement.

- The enclosing valley sides and gently rising surrounding landform provide an intimate and secluded setting to the village, with views generally contained within the valley corridor. Mature trees, hedgerows and vegetation reinforce this enclosed character and soften the transition between built form and countryside.
- The historic relationship between Bibury Proper and Arlington remains legible through the linear settlement pattern following the valley floor and river corridor.

Negative

- The B4425 corridor introduces traffic movement, signage and parked vehicles into the historic village core, which can detract from the otherwise tranquil and rural character of the settlement.
- Some modern development and associated domestic features on the edges of the village appear less well integrated with the traditional built form and landscape character of the settlement.
- In places, the pressure associated with tourism, parking and highway infrastructure introduces urbanising influences which can erode the intimate rural character of the valley landscape.

Landscape sensitivity considerations

1.7 Bibury is highly sensitive to change due to the exceptional quality of its historic and landscape setting within the River Coln valley and the Cotswolds National Landscape. The strong relationship between the settlement, the river corridor and the enclosing valley sides forms an essential component of the village's character and scenic value.

1.8 The valley sides surrounding the settlement are particularly sensitive as they provide the visual and physical setting to the village and allow views across and along the valley. Development on elevated land or upper valley slopes would be visually prominent and would risk eroding the contained and secluded character of the settlement.

1.9 Land closely associated with the Conservation Area, the river corridor and the historic core of the village is also highly sensitive due to the contribution these areas make to the significance, character and appearance of Bibury.

1.10 Areas of flatter land at the edge of the existing settlement framework may have slightly greater capacity to accommodate limited change where this can

be achieved without harming the rural character of the valley, the setting of heritage assets or the visual relationship between the settlement and surrounding landscape.

Constraints to be taken into account

1.11 The constraints are shown on Figure A2 and are summarised below:

- Cotswolds National Landscape covering the village and surrounding landscape
- Bibury Conservation Area
- Listed buildings and their settings, including Arlington Row and the Church of St Mary
- The River Coln corridor and associated floodplain areas
- Important mature trees, vegetation and river corridor landscape features
- Sensitive valley slopes and elevated land surrounding the settlement
- The strong historic relationship between the village and surrounding agricultural landscape

Areas where development is not suitable

1.12 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Valley slopes surrounding the settlement which form the essential landscape setting to the village and contribute to views into and out of the Conservation Area.
- Land closely associated with the River Coln, water meadows and historic river corridor.
- Areas immediately adjacent to the historic core of Bibury where development would adversely affect the character, appearance and setting of the Conservation Area and listed buildings.
- Open areas which contribute to the separation, rural setting and visual appreciation of the settlement within the valley landscape.

Areas for environmental improvement

1.13 The following environmental improvements are suggested:

- Enhancement and management of riverside vegetation and mature tree cover along the River Coln corridor.

- Reduction and rationalisation of visually intrusive highway features, signage and parking areas within the historic village core where practicable.
- Reinforcement of traditional limestone boundary walls, native hedgerows and characteristic landscape features at settlement edges.
- Additional tree planting and landscape enhancement along approaches to the village where this would strengthen the transition between settlement and countryside whilst respecting important views and the open character of the valley.

Figure A1: Context and Landscape Character Types and Areas

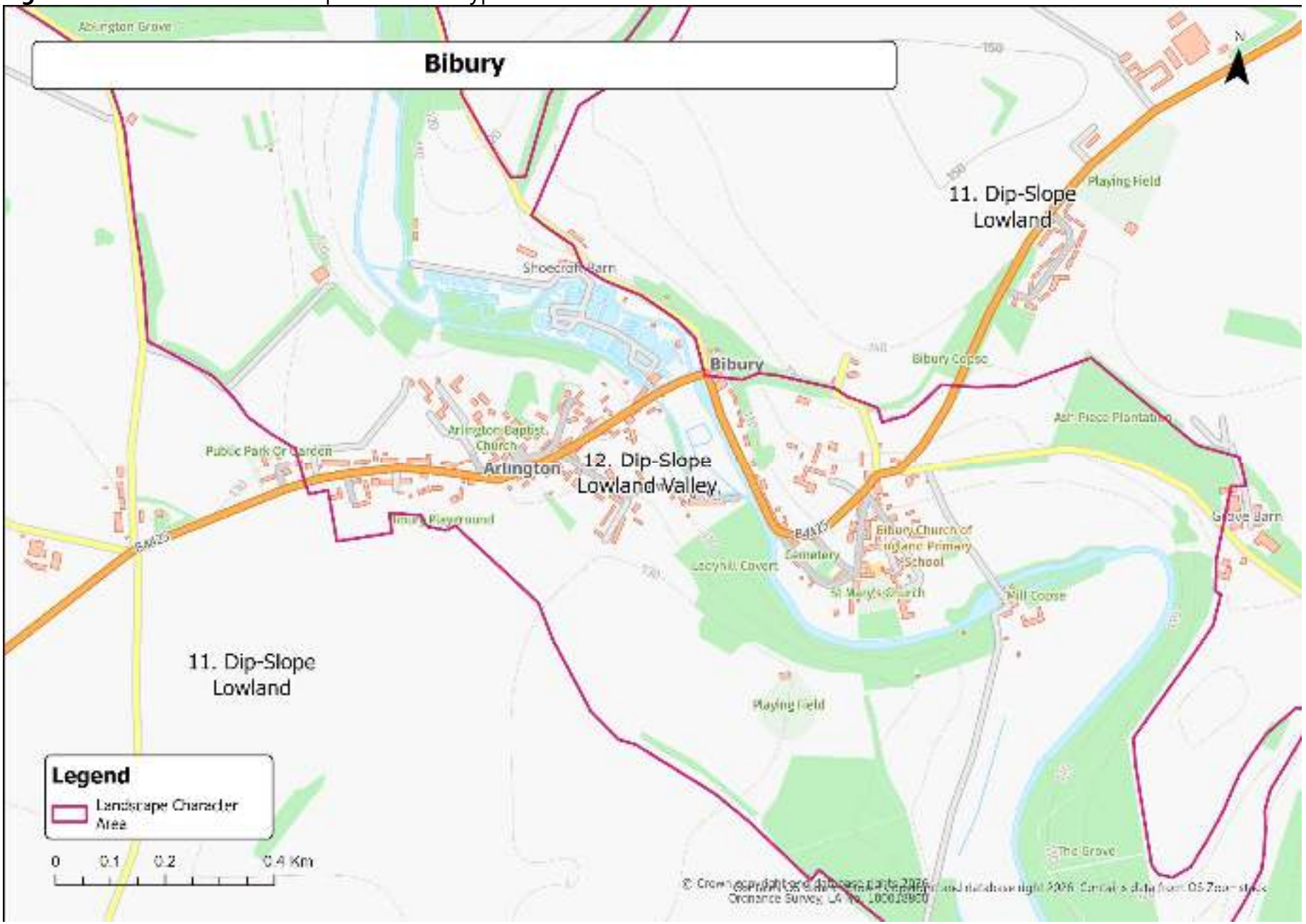
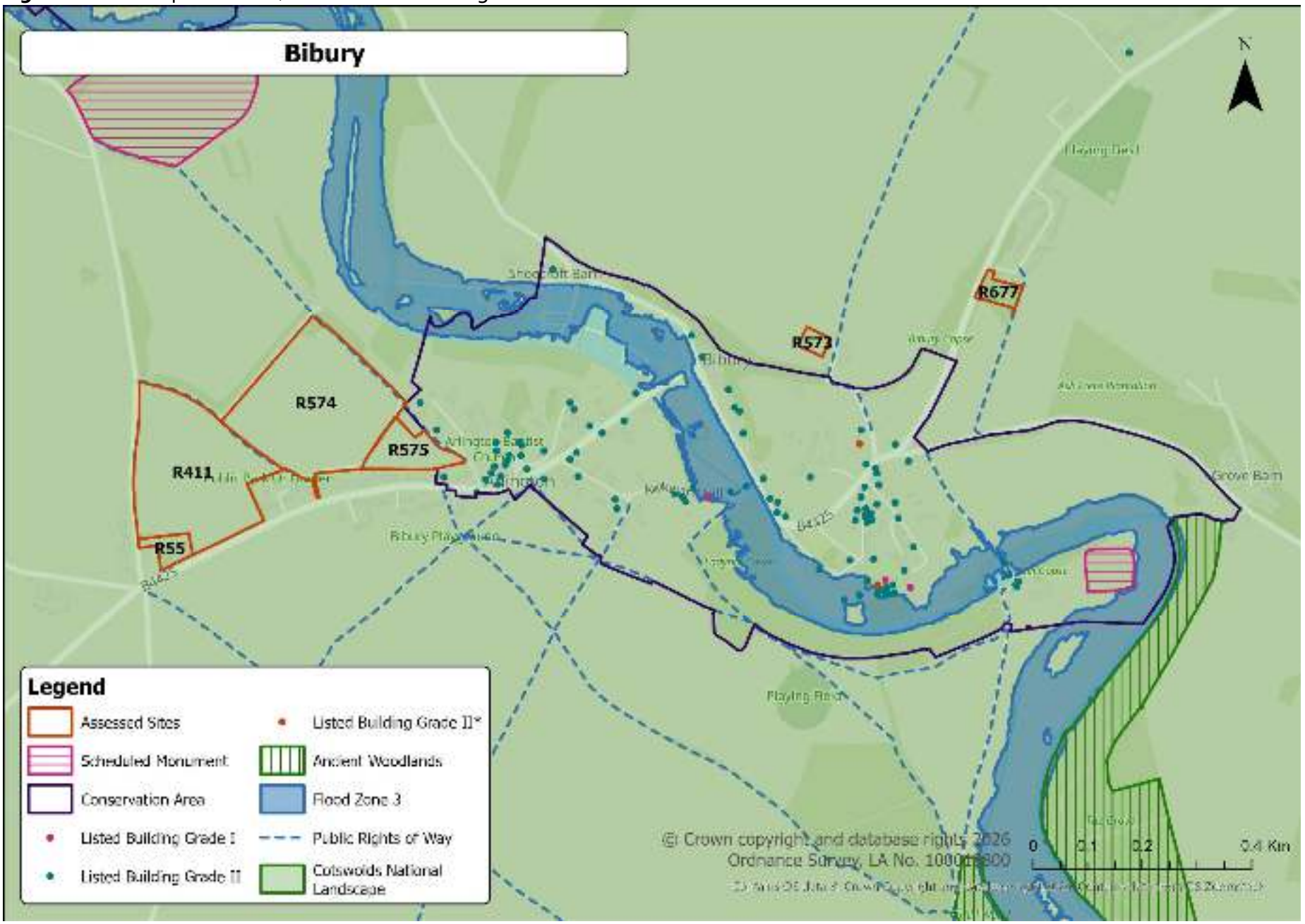


Figure A2: Development Sites, Constraints and Designations



Stage 1 Assessments

1.1 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	R55	R411	R573	R574	R575	R674	R677
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)							
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground							
	Falls within clear views from public vantage points (roads, PROWs, hills)							
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form							
	Introduce a significant area of built form into a rural or visually sensitive landscape.							
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development							
	Risks coalescence or erosion of settlement separation							
	Sites to be discounted							

Stage 2 Assessments

Site Reference: R55	**Settlement:** Bibury
Description: The site lies beyond the main settlement boundary of Bibury, positioned at Arlington Pike, adjacent to a short row of existing residential properties. It comprises a heavily vegetated parcel with dense mixed tree and shrub cover (both deciduous and evergreen) that largely encloses the single dwelling within. The site appears as a wooded pocket within the rural landscape, contrasting with the more open fields and lanes that characterise the approach to Bibury. Vegetation strongly limits visibility, although the presence of nearby dwellings to the west and along the lane introduces a semi-developed context. The site lies within the Cotswolds National Landscape, where wooded enclosures, vernacular architecture, and the interplay between settlement and landscape pattern form part of its special qualities of scenic beauty, time-depth, and rural tranquillity.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: Although relatively small and contained, the site's strong vegetated character and position opposite a modest residential cluster make it particularly sensitive to change. Development would represent a noticeable intensification of built form in a peripheral rural location, eroding the wooded fringe and further suburbanising the approach to Bibury. The site contributes positively to the natural and wooded character of the Cotswolds National Landscape, supporting its special qualities of tranquillity, enclosure, and settlement containment within a scenic valley setting. While its historic associations are limited, the site's naturalistic qualities and role in reinforcing Bibury's landscape setting increase its susceptibility to change. Overall sensitivity is judged Medium-High, reflecting the balance between visual containment by vegetation and the potential erosion of character that contributes to the Cotswolds National Landscape's special qualities.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland LCT
Landscape Character Area:	11A South and Mid Cotswolds Lowlands
Historic Landscape Character:	Small enclosed plots and woodland on the edge of historic rural lanes beyond the Bibury Conservation Area.

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: Bibury Conservation Area lies within the main settlement; listed buildings concentrated in core village, not immediately adjoining.
Biodiversity: No designation, though dense vegetation provides potential habitat for bats, birds, and other species.
Other (floodplain, PRoWS): Local lanes afford filtered views; nearest PRoWs connect into the Coln Valley around Bibury but do not cross the site.

Site Reference: R677	**Settlement:** Bibury

Description:

The site is located to the east of the B4425 and south of Aldsworth Road, forming a contained parcel of land on the edge of a small residential cul-de-sac to the north-east of Bibury. It is enclosed by semi-mature trees along its boundaries, with additional trees scattered within the site, giving it a wooded and enclosed character. Evidence suggests the site may have historically been allotments, with signs of recent tree clearance altering its enclosure.

The land slopes gently eastwards and is closely associated with the adjacent residential area to the north, while remaining physically separated from the main village core and the Bibury Conservation Area. PRoW Footpath 22 runs along the eastern boundary, providing recreational access and filtered views into the site through boundary vegetation. The site lies within the Dip-Slope Lowland Landscape Character Type and forms part of the wider rural setting to the settlement edge.

The site falls within the Cotswolds National Landscape, where the wooded field pattern, gently sloping limestone dip-slopes, and tranquil rural character are identified as key special qualities.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

R677 is assessed as having Medium sensitivity, reflecting the balance between its strong natural enclosure and its relationship with existing development. The site's wooded character, boundary trees, and association with PRoW Footpath 22 contribute to local landscape quality and to the special qualities of the Cotswolds National Landscape, particularly tranquillity, wooded field patterns, and rural settlement edges.

While the site is visually contained and closely linked to the adjacent cul-de-sac, it remains detached from the main settlement and plays a role in maintaining separation between built form and the wider countryside. Development would risk eroding this wooded fringe character and incrementally extending development eastwards. Taken together, the site's natural character, recreational sensitivity, and settlement-edge role support an overall judgement of Medium landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland
Landscape Character Area:	LCA 11A South and Mid Cotswolds Lowlands
Historic Landscape Character:	A3 - Former unenclosed cultivation - now enclosed

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: Separated from Bibury Conservation Area, no listed buildings nearby
Biodiversity: Semi-mature trees and potential former woodland habitat
Other (floodplain, PRoWS): PRoW Footpath 22 along eastern boundary. No flood zone constraints

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 07 – Bledington

COTSWOLD
District Council

Settlement character

1.1 Bledington is a small rural village located approximately 6km south-east of Stow-on-the-Wold. The settlement has a compact but irregular form, reflecting its historic evolution around a network of rural lanes and the Bledington Brook.

1.2 The village is characterised by its historic core, comprising traditional Cotswold limestone cottages, farmsteads and vernacular buildings interspersed with more recent residential development. The Grade I listed Church of St Leonard, village green and Bledington Brook form the focal point of the settlement and contribute significantly to its distinct rural character and sense of place.

1.3 Much of Bledington is designated as a Conservation Area. Mature trees, hedgerows, Bledington Brook and surrounding pasture provide a strong landscape framework that integrates the settlement into the wider countryside. The compact form of the village and its well-defined edges maintain a clear distinction between the built environment and the surrounding agricultural landscape, contributing to the scenic quality of the Cotswolds National Landscape.

Landscape character

1.4 Bledington lies within the Cotswolds National Landscape, the Pastoral Lowland Vale Landscape Character Type, and Landscape Character Area 17B: Vale of Moreton. The landscape is characterised by a gently undulating lowland vale with a predominantly pastoral character, providing an important transition between the higher Cotswold landscape and the surrounding lowlands.

1.5 The Vale of Moreton comprises a mosaic of permanent pasture, improved grassland and smaller areas of arable cultivation enclosed by a well-maintained network of native hedgerows with frequent mature hedgerow trees. Bledington Brook and its tributaries form a distinctive corridor of riparian vegetation, whilst scattered woodland copses, tree belts and mature field trees contribute to a well-wooded landscape structure. The rolling landform and extensive vegetation create a relatively intimate landscape, with occasional longer views across the vale.

1.6 Bledington is closely integrated with this landscape. The settlement is contained by Bledington Brook, mature vegetation, hedgerows and surrounding pasture, which provide a strong landscape framework and reinforce the transition between the village and the wider countryside. The historic relationship between the settlement, watercourse and agricultural

landscape remains readily apparent and makes an important contribution to the character, scenic quality and natural beauty of the Cotswolds National Landscape.

Relationship of the settlement with the surrounding landscape

1.7 The settlement has the following key relationships with the surrounding landscape:

Positive:

- Bledington Brook, its associated trees and open spaces form an attractive landscape corridor through the centre of the village and contribute significantly to its character.
- The surrounding pasture and gently undulating vale provide an attractive rural setting and reinforce the village's compact form.
- Mature hedgerows, hedgerow trees and woodland belts integrate the settlement into the surrounding landscape and soften views of the built form.
- The Conservation Area and historic core have a strong relationship with the surrounding agricultural landscape, contributing positively to the scenic quality of the Cotswolds National Landscape.
- The village retains a clear distinction from neighbouring settlements, with the surrounding farmland maintaining its individual identity.

Negative:

- Modern suburban boundary treatments and ornamental planting have introduced localised urbanising influences around parts of the settlement edge.
- Agricultural buildings and associated infrastructure on the edge of the village are locally prominent in views from the surrounding countryside.

Landscape sensitivity considerations

1.8 The pastoral landscape surrounding Bledington forms an essential part of the village's setting and contributes significantly to the scenic quality and natural beauty of the Cotswolds National Landscape. The brook corridor, mature vegetation and surrounding pasture create a strong landscape framework that defines the settlement and reinforces its rural character.

1.9 The Conservation Area, the setting of the Grade I listed Church of St Leonard and the landscape associated with Bledington Brook are particularly sensitive to change. Open pasture surrounding the settlement also plays an important

role in maintaining the village's compact form and separation from neighbouring settlements. Development extending into these areas would be likely to erode the rural setting of the village and weaken its relationship with the surrounding landscape. Opportunities for development are therefore likely to be limited to areas well related to the existing built form that can be accommodated without adversely affecting the landscape framework, important views or the character of the National Landscape.

Constraints to be taken into account

1.10 The constraints are shown on Figure B2 and are summarised below:

- National Landscape covering all of village and surrounding landscape
- Bledington Conservation Area.
- Listed buildings and their settings, including the Grade I listed Church of St Leonard.
- Bledington Brook

Areas where development is not suitable

1.11 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Areas adjoining the Conservation Area where development would adversely affect its rural setting and historic character.
- Land associated with Bledington Brook and its floodplain.
- Prominent areas on the settlement edge that would extend development into the wider pastoral landscape and adversely affect the character of the Cotswolds National Landscape.

Suggested environmental improvements

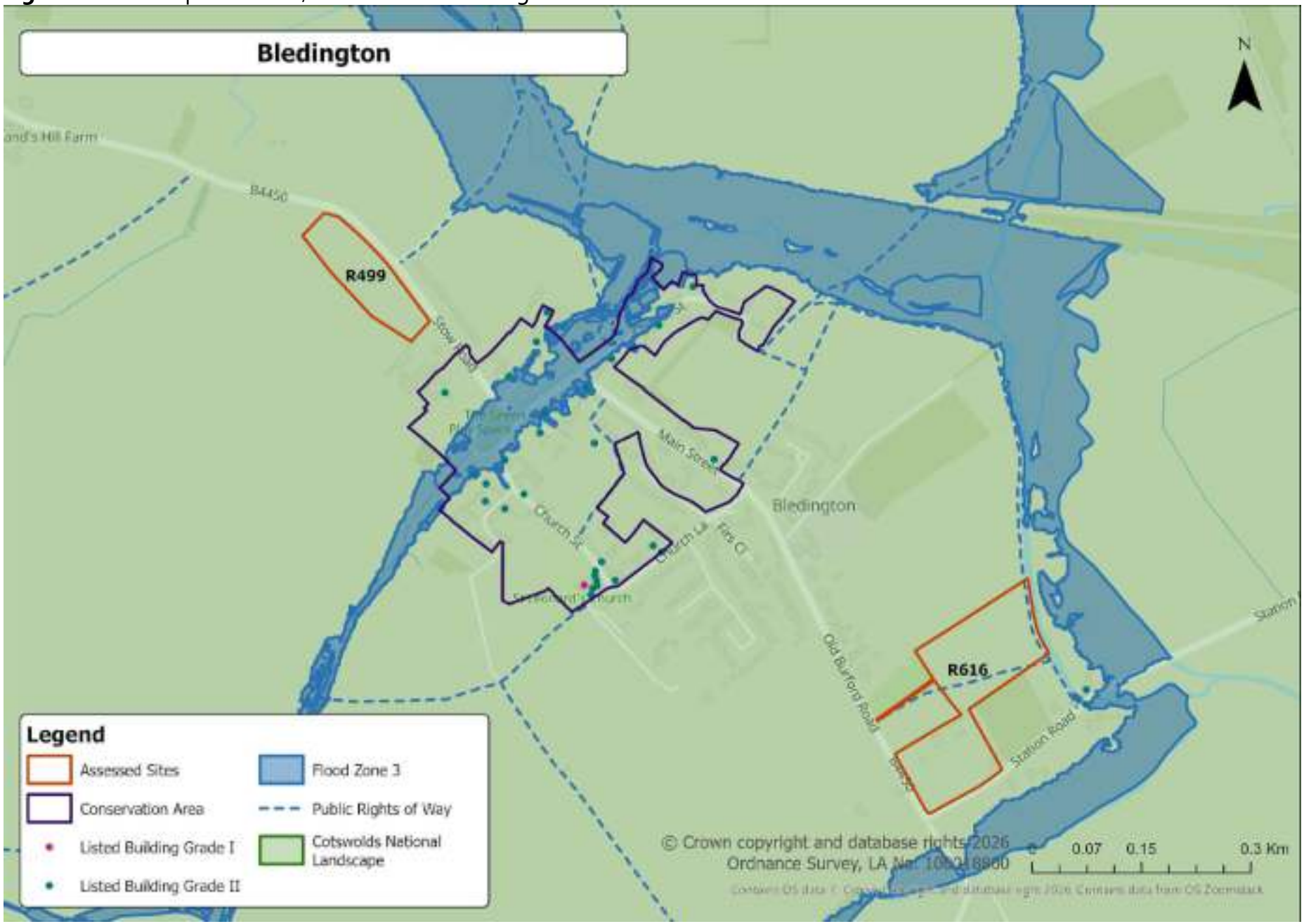
1.12 The following environmental improvements are suggested:

- Reinforcement and restoration of native hedgerows and hedgerow trees around the settlement.
- Enhancement of the Bledington Brook corridor through habitat creation and improved riparian management.
- Conservation and management of mature trees that contribute to the setting of the village.
- Replacement of inappropriate suburban boundary treatments with locally distinctive walls, hedgerows or estate boundaries where opportunities arise.

Figure B1: Context and Landscape Character Types and Areas



Figure B2: Development Sites, Constraints and Designations



Stage 1 Assessments

1.13 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	B499	B616
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)		
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground		
	Falls within clear views from public vantage points (roads, PROWs, hills)		
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form		
	Introduce a significant area of built form into a rural or visually sensitive landscape.		
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development		
	Risks coalescence or erosion of settlement separation		

Sites to be discounted		

Stage 2 Assessments

Site Reference: R499	**Settlement:** Bledington
Description: The site lies on the southern side of the B4450 on the approach to Bledington. It comprises generally flat pastoral land, contained by mature hedgerows and trees, particularly along the roadside, which provide strong screening and limit visibility into the parcel. As a result, the site is not readily visible from public roads, with views restricted to filtered glimpses through vegetation. Opposite the site, on the far side of the B4450, a Byway Open to All Traffic (BOAT 27) leads north-east, forming part of the local rights of way network. The site contributes to the rural setting of the settlement edge, reinforcing the transition between the village and the surrounding countryside. It lies within the Cotswolds National Landscape, where enclosed fields, hedgerows, and the intimate relationship between settlement and farmland form part of its special qualities.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: The site is judged to be of medium–high sensitivity due to its contribution to the rural setting of Bledington and the presence of surviving ridge and furrow, which reflect historic agricultural land use and increase historic landscape value. Mature, vegetated boundaries reinforce the village edge and provide visual and ecological benefits, while the flat landform and enclosure limit wider visibility, resulting in mainly localised effects. Development would diminish the site's role as a buffer between the village and open countryside.. Overall, the combination of historic features, rural character, and the sites edge of settlement location increases sensitivity within the Cotswolds National Landscape.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale LCT
Landscape Character Area:	17B Vale of Moreton
Historic Landscape Character:	Pastoral enclosures with mature hedgerows forming a traditional settlement fringe.
Constraints/Designations:	
Landscape: Cotswolds National Landscape	
Historic: No direct designations within site; Bledington Conservation Area lies within the main village core to the north-east.	
Biodiversity: Priority Habitat: Traditional Orchard. Also, mature hedgerows and trees provide potential habitat for bats, birds, and other species.	
Other (floodplain, PRoWS): BOAT 27 runs north-east from the opposite side of the B4450, affording occasional filtered views; site itself has no public access.	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 08 – Blockley

COTSWOLD
District Council

Settlement character

1.1 Blockley is a large village lying at the mouth of a narrow valley 4km south of Chipping Campden. It lies on the B4479 1.5km north of the main A44 (see Figure B1).

1.2 The village was built primarily in the 18th and 19th centuries when it was a centre for silk mills which were reliant on the pure waters from the Blockley Brook which rises to the south in the Dovedale Plantation. The original core of the village is around and west of the church of St Peter and St Paul. Historical expansion occurred in three areas:

- South down the tightly packed High Street which terminates towards Dovedale End in the rapidly narrowing valley below Dovedale Plantation.
- North to the 'village green' of Churchill Gardens, St George's Terrace and along Park Road with its distinctive terrace and linear form
- Around Blockley Brook including the mills and houses on Lower Road, School Lane and Station Road.

1.3 The resultant built heritage is significant, as recognised by a large conservation area designation and the number of listed buildings (see Figure B2). Cotswold stone is used in most buildings.

1.4 20th century expansion includes a public housing estate on Springfield north of Station Road and minor ribbon development up the western valley side on Greenway Road. Unfortunately, this development does not enhance the character of the village as a whole. Sheaf House Farm provides a rather degraded introduction to the Draycott Road end of the village.

1.5 The village pattern is distinctive and constrained by topography. The High Street is a cul de sac and its related buildings occupy one side of the Blockley Brook valley. The other side remains as pasture, woodland and extensions to gardens. As the valley broadens to the north, the village also expands but the majority of development remains to the west of the brook.

1.6 In terms of circulation, Churchill Gardens is probably the most busy area and forms an important focal open space functioning as a village green.

1.7 The Park Road terraces are a surprising linear extension to the village halfway up the valley side but they have a pleasing integrity which discourages further addition or alteration to their setting.

1.8 The Council have prepared a Conservation Area statement which describes the village in detail.

Landscape character

1.9 Blockley lies in the Cotswolds National Character Area, 107. The majority of the village is set within the Pastoral Lowland Vale landscape type and its Landscape Character Area, the 'Vale of Moreton'. However, the rising slopes to the south, west and east are within the Farmed Slopes landscape type and the Vale of Moreton Farmed Slopes LCA.

1.10 The topography appears typical of the character of the area with small narrow deeply incised valleys [around 150m AOD] between the broad plateau tops of the Cotswolds limestone dip slope which reach around 250m AOD. The valley has an enclosed, intimate character with woodland on steep slopes and a narrow watercourse to the south but broadens out to the north towards the boulder clay vale around Paxford. The upper valley sides are convex and consist of open mixed arable and pastoral farming, well-trimmed hedges and blocks and strips of woodland. Skyline beech trees lie on the crest of Batsford Hill. Pasture with hedges about the village. The land is all Grade 3 agricultural land.

1.11 Long views are possible across the valley and to the north, but it is only as one nears the village and the slope steepens that the village itself is visible from the valley sides. Possibly the best view of the village is from the B4479 where it meets Donkey Lane to the south. Here, the church and manor house are seen with surrounding honey coloured stone housing and trees nestling into the valley side – an exemplary Cotswold view.

1.12 The steep eastern valley side is visible in glimpses from the High Street and forms a valuable setting to the settlement and is rightly included in the conservation area. However, the gently sloping valley sides further east and north also provide an important setting to the conservation area for views both in and out. Equally, the fields on both sides of Park Road form an important setting for the stone terraces.

Relationship of the settlement with the surrounding landscape

1.13 The settlement has the following key relationships with the surrounding landscape:

Positive:

- Both the steep lower and gentle upper valley sides around the Conservation Area form a superb setting for the picturesque village.
- Very little development is located on the eastern side of Blockley Brook which has a special relationship with the mill and related buildings [now converted] along it.
- The central space of Churchill Gardens is a distinctive and valuable space within an otherwise constrained village.

Negative:

- The Springfield estate has a homogenous, monotonous suburban edge which does not complement the village or landscape.
- The minor ribbon development up the western valley side on Greenway Road does not enhance the character of the village as a whole and pushes the settlement out into the wider 'farmed slopes' landscape.
- Sheaf House Farm's environs provide a slightly detractive introduction to the settlement from the north east.

Landscape sensitivity considerations

1.14 The landscape is typical of a constrained valley in the folds of the hill slopes in the National Landscape and provides a positive backcloth around the village.

1.15 Cross valley views are possible on the upper valley sides which makes development here unsuitable. Areas adjacent to the Conservation Area are also very sensitive. Areas within the built framework of the village itself and at lower levels to the north adjacent to the less sensitive parts of the village have a greater potential for development.

Constraints to be taken into account

1.16 The constraints are shown on Figure B2 and are summarised below:

- National Landscape covering all of village and surrounding landscape
- Conservation Area
- Listed buildings and their settings
- The floodplain of the brook

Areas where development is not suitable

1.17 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Valley slopes adjacent to the Conservation Area both above and below which act as an essential setting to the village.
- Churchill Gardens which is an essential element in the village pattern and character

Suggested environmental improvements

1.18 The following environmental improvements are suggested:

- Screening tree planting adjacent to Springfield housing estate [which may be in conflict with the use of the area as allotments].
- Avenue tree planting along Station Road.

Figure B1: Context and Landscape Character Types and Areas

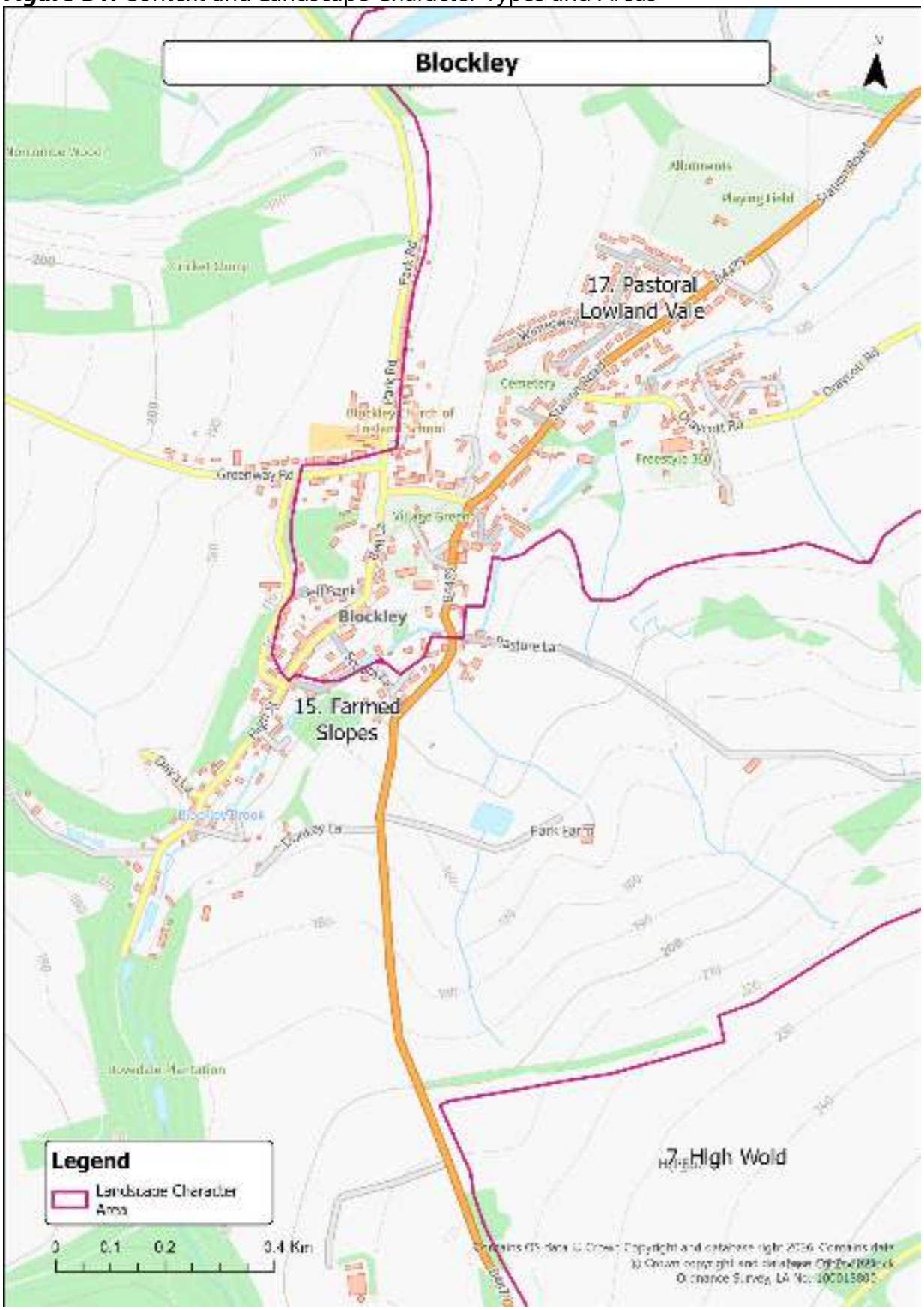
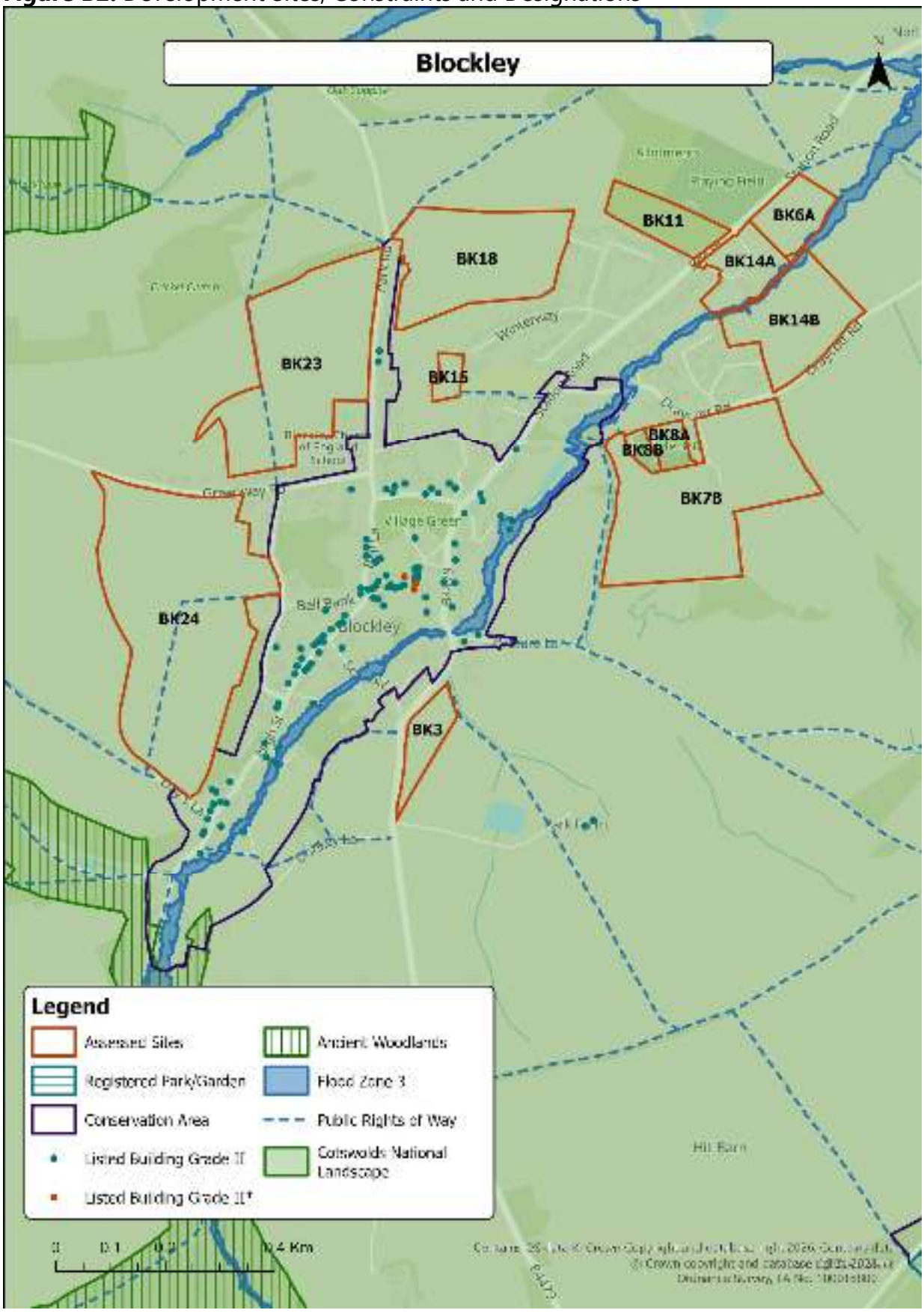


Figure B2: Development Sites, Constraints and Designations



Stage 1 Assessments

1.19 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	BK3	BK6A	BK6C	BK7	BK7B	BK8A	BK8B	BK11	BK14A	BK14B	BK15	BK16	BK17/22	BK18	BK19	BK20	BK23	BK24
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)																		
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground																		
	Falls within clear views from public vantage points (roads, PROWs, hills)																		
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form																		
	Introduce a significant area of built form into a rural or visually sensitive landscape.																		
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development																		
	Risks coalescence or erosion of settlement separation																		
	Sites to be discounted																		

Stage 2 Assessments

Site Reference: BK3	**Settlement:** Blockley
Description: The site is located on the south-eastern edge of Blockley, positioned to the east of the B4479 and School Lane. It forms part of a larger arable field that is generally flat with a gentle rise south towards a small woodland block on the southern boundary. The western boundary is defined by vegetation along the roadside, with existing dwellings beyond, while the northern boundary is adjoined by the Heart of England Way, a long-distance path providing a clear recreational interface. The eastern edge is bordered by an unmanaged grass verge and derelict built structure, providing a visibly open boundary that reinforces the transition between the settlement and wider countryside. The parcel is well contained on its western side but more open to the east, with mature but ageing trees and hedgerows contributing to enclosure and structure. The site lies within the Cotswolds National Landscape, where elevated farmland, hedged fields, and well-defined settlement edges form part of its special qualities of scenic beauty and rural tranquillity.	
Evaluation:	**HIGH SENSITIVITY**
Justification: The site has elevated sensitivity due to its transitional location and its visibility from the Heart of England Way, which runs directly along the northern boundary. Development would consolidate the settlement edge but extend built form eastwards into open countryside, diminishing the rural setting and recreational experience along this nationally recognised trail. Although the landform is gently sloping and not visually prominent, the scale of the field and its openness to the east increase susceptibility to change. The mature boundary vegetation provides some containment, but this would not prevent development from altering the character of the settlement edge or the visual approach to Blockley. The site forms part of the Cotswolds National Landscape, contributing to its special qualities of tranquillity, scenic quality and settlement containment. On balance, the site is judged to have High sensitivity, reflecting its role in the rural setting of Blockley.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Farmed Slopes LCT
Landscape Character Area:	Blockley Vale / Cotswold High Wold Fringe
Historic Landscape Character:	Traditional arable fields with hedgerow/tree boundaries, forming part of the agricultural fringe of Blockley.
Constraints/Designations:	

Landscape: Cotswolds National Landscape
Historic: No direct designations within the site; Blockley Conservation Area and listed buildings are concentrated in the village core.
Biodiversity: Mature boundary vegetation supports habitat value, though the arable field itself is of limited interest.
Other (floodplain, PRoWS): Heart of England Way runs along the northern boundary, providing high recreational and perceptual sensitivity.

Site Reference: BK6A	**Settlement:** Blockley

Description:

The site lies on the northern edge of Blockley, accessed from Station Road and opposite the Blockley Sports and Social Club. It comprises an open pastoral field.

The western boundary adjoins Station Road and is defined by a mature hedgerow, with residential properties to the south-west providing a degree of settlement context.
To the south-east, Blockley Brook and its riparian vegetation form a natural edge, beyond which valley slopes rise to the south, creating open views to the hillside and a strong sense of topographic enclosure.

The site lies within the Cotswolds National Landscape, where valley landforms, pasture, hedgerows, and riparian features contribute to the special qualities of scenic beauty, settlement containment, and the close relationship between villages and their landscape setting.

Landscape Sensitivity:	
Evaluation:	**MEDIUM/HIGH SENSITIVITY**

Justification:

BK6A is judged to have Medium-High sensitivity due to its role in defining the northern edge and approach to Blockley, and its contribution to the valley setting identified in the local character area. The site includes pastoral land characteristic of the Blockley Vale landscape, framed by hedgerows and riparian vegetation associated with Blockley Brook, which strengthen local natural character and habitat connectivity.

The site is visible from Station Road and the public right of way along the eastern boundary, making it perceptible to both residents and recreational users. Wider views towards the rising valley slopes to the south reinforce the area's scenic rural quality and sense of enclosure.
Development here would extend built form northwards, reducing openness and weakening the distinct transition between settlement and countryside.

Within the Cotswolds National Landscape, the site exemplifies special qualities of tranquillity, topographic variation and village containment within pastoral valleys.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Farmed Slopes LCT
Landscape Character Area:	V15A Vale of Bourton Farmed Slopes LCA
Historic Landscape Character:	Enclosed pastoral fields with riparian influence, forming part of the long-established settlement fringe of Blockley.

Constraints/Designations:

Landscape: Cotswolds National Landscape
Historic: No direct designations within the site; Blockley Conservation Area and listed buildings are concentrated in the village core.
Biodiversity: Hedgerows and proximity to Blockley Brook provide habitat and ecological connectivity.
Other (floodplain, PRoWS): Blockley Brook lies to the south-east.

Site Reference: BK7B	**Settlement:** Blockley

Description:

The site lies to the south of Draycott Road on the south eastern edge of Blockley, within the Pastoral Lowland Vale LCT and more locally the Vale of Moreton LCA (17B). It comprises a series of pastoral fields that rise southwards from the valley floor towards woodland and tree belts on higher ground. The site wraps around an existing agricultural and commercial unit complex, which introduces a degree of built influence within the site, though the surrounding land retains a strong rural character.

The northern boundary is influenced by recent residential development, which sits on flat land on the vale floor. In contrast, the site occupies sloping land that forms part of the transitional landscape between the vale and the rising farmed slopes beyond. Boundaries are generally strong and well defined by hedgerows, tree belts, and occasional semi-mature trees within the fields, contributing to enclosure and landscape structure.

PRoW Footpath 71 runs beyond the western boundary, offering recreational access and views across the site. Although the site does not lie within the Blockley Conservation Area, its elevated position means development could be visible from within parts of the village and could influence the wider setting of Blockley. The site lies within the Cotswolds National Landscape, where the sloping pastoral landform, strong hedgerow pattern, and wooded horizon contribute to special qualities relating to scenic beauty, rural tranquillity, and settlement containment.

The landscape reflects historic enclosure patterns, with evidence of former unenclosed cultivation now enclosed by less regular field boundaries, which partly retain the legibility of earlier agricultural use.

Landscape Sensitivity:	
Evaluation:	**MEDIUM/HIGH SENSITIVITY**

Justification:

BK7B is assessed as having Medium-High sensitivity, reflecting its elevated position on the rising southern slopes of Blockley, its large scale, and its role in forming a clear transition between the settlement and the wider countryside. Although recent residential development to the north introduces a degree of residential influence, that development occupies land on the vale floor, whereas this site extends up the slope in a manner that would be more visually prominent and less consistent with the established settlement pattern.

The site's pastoral character, historic enclosure patterns, strong vegetated boundaries, and location within the Cotswolds National Landscape contribute positively to local landscape character and special qualities, including scenic rural views and a clear settlement edge. Visibility from PRoW Footpath 71 and potential intervisibility with higher ground further increase susceptibility.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	17B Vale of Moreton
Historic Landscape Character:	A2 Former unenclosed cultivation – now enclosed
Constraints/Designations:	
Landscape: Cotswolds National Landscape Historic: Not within the Blockley Conservation Area, though development on rising ground may affect its wider setting Biodiversity: Pastoral fields with strong hedgerows, woodland belts to the south, and scattered semi-mature trees providing habitat value. Other (floodplain, PRoWS): Not located within Flood Zones 2 or 3. PRoW Footpath 71 runs beyond the western boundary.	

Site Reference: BK8	**Settlement:** Blockley

Description:

This site consists of an area including part of the Sheaf House Farm complex containing several large scale farm buildings, a yard and a fenced off part of a pasture field to the south. It lies on the lower valley slopes on the south eastern edge of the settlement with a sub-station and further sheds on its eastern boundary which tend to screen views from further east, along Draycott Road. A PROW beyond the western boundary of the adjoining field is screened by vegetation, as is the watercourse, so there are very limited views in from the Conservation Area, PROW and Listed Buildings further to the south west on the far side of the watercourse. The southern boundary of the adjoining pasture field is densely vegetated and there are no long views in this direction or to the south east.

Landscape Sensitivity:	
Evaluation:	**MEDIUM/LOW SENSITIVITY**

Justification:

The susceptibility of this site lies in its location on the south eastern edge of the settlement adjacent to farmland, its function as part of Sheaf House Farm and the relative proximity of the Conservation Area and Listed Buildings. However, these are well screened. Its value is indicated by its inclusion in the Cotswolds National Landscape.

Development here would be seen as a minor intensification of adjacent housing and would not be visible in the wider landscape. It should be carefully designed to enhance the approach to the settlement from the east, in particular as this site occupies a prime location on a bend in the road and is in full view when approaching the settlement from this side.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	Vale of Moreton LCA
Historic Landscape Character:	Existing settlement - extent by mid 19th century

Constraints/Designations:

Landscape: Cotswolds National Landscape
Historic: Conservation Area to the west
Biodiversity: none
Other (floodplain, PROWs): none

Site Reference: BK8A	**Settlement:** Blockley

Description: The 0.55ha site lies on the lower valley slopes on the south-eastern edge of Blockley. It comprises part of the Sheaf House Farm complex and contains several large farm buildings, a yard and a fenced off part of a pasture field to the south. BK8A is allocated for residential development in the adopted Local Plan. The parcel is located to the east of the Blockley settlement and is adjacent to Draycott Road which is located to the north.

The most significant change in recent years has been the adjacent 26 dwelling development located on the northern side of Draycott Road (refs: 15/01020/OUT and 18/02587/REM). This scheme has introduced new-build residential development at the eastern approach into Blockley from Draycott Road, albeit this scheme has a traditional design that is sympathetic to its rural location.

Evaluation:	**MEDIUM/LOW SENSITIVITY**

Justification:

The landscape sensitivity given to the parcel as a whole and as part of its inclusion within the 'Study of land surrounding Key Settlements in Cotswold District Update' (Cotswold District Council and White Consultants, October 2014) report was Medium/Low. The justification provided for this rating is **reproduced below (White 2014: BK_8)** and is still considered to be an appropriate assessment of the parcel's landscape sensitivity.

Landscape Context:

National Character Area:	National Character Area 107: Cotswolds
Landscape Character Type:	Landscape Character Type: 17
Landscape Character Area:	Landscape Character Area: 17B Vale of Moreton
Historic Landscape Character:	-

Constraints/Designations:

Landscape: Cotswolds National Landscape

Historic: No listed buildings present within or near the parcels. Not within the Conservation Area.

Biodiversity: the site is not covered by a formal nature conservation designation. However, BK8A is in a Great Crested Newt amber and red zone. The site is also within a B-line.

Walkover Survey reports dated January 2020 and June 2020 were prepared by All Ecology Ltd for two planning applications (refs: 19/03585/FUL and 20/02431/FUL respectively), which included part of BK8A and the land to the south. Although further survey work would be required for the full extent of the current assessment sites, these surveys are indicative of the types of biodiversity that may be present.

The surveys identify some potential for protected and priority species and makes recommendations for precautionary working methods that will avoid impacts to bats, dormouse, badgers/hedgehogs, reptiles, nesting birds and great crested newts.

The car park and grassed area to the south of BK8A are not expected to contain high levels of biodiversity. However, the farm buildings and a dwelling within the north of the site may accommodate bat roosts or nesting birds. The conifer hedge running along the eastern boundary of the site may also provide habitat for nesting birds, although it could be improved with a hedgerow incorporating a variety of native species.

Other (floodplain, PRoWS): No PRoW present within the parcels. There are PRoW present to the west of the BK8 parcels (BLOCKLEY FOOTPATH 42 and 71).

Site Reference: BK8B	**Settlement:** Blockley
Description: The site lies on the lower valley slopes on the south-eastern edge of Blockley. BK8B comprises part of the Sheaf House Farm complex and contains several large farm buildings, a yard and a fenced off part of a pasture field to the south. The western part of the site is largely a grassed area. There is no defined boundary to the south of BK8B. The most significant change in recent years has been the adjacent 26 dwelling development located on the northern side of Draycott Road (refs: 15/01020/OUT and 18/02587/REM). This scheme has introduced new-build residential development at the eastern approach into Blockley from Draycott Road, albeit this scheme has a traditional design that is sympathetic to its rural location. This parcel is located to the west of BK8A and is characterised by former pastoral farmland repurposed as an outdoor activity space and fitness area. This current use has not been formalised within a planning application. To the north and west of the parcel are paddocks with the settlement beyond. The eastern boundary is enclosed by existing agricultural built form within the Sheafhouse Farm complex. To the south is an open pastoral landscape that continues to woodland on rising landform. The area to the south of the parcel is used as a private recreational use. A PRoW beyond the western boundary of the adjoining field is screened by vegetation, there are limited views in from the Conservation Area, PRoW and Listed Buildings further to the south west on the far side of the watercourse. The southern boundary of the adjoining pasture field is densely vegetated and there are no long distance views from this direction or from the south-east.	
Evaluation:	**MEDIUM/LOW SENSITIVITY**
Justification: Given the parcel's proximity and relationship with the neighbouring parcel (BK8A) the justification provided within the 'Study of land surrounding Key Settlements in Cotswold District Update' (Cotswold District Council and White Consultants, October 2014) report (**see below**) is considered to be relevant and pertinent to this parcel. With this in mind the parcel is also considered to have **Medium/Low** landscape sensitivity.	
Landscape Context:	
National Character Area:	National Character Area 107: Cotswolds
Landscape Character Type:	Landscape Character Type: 17
Landscape Character Area:	Landscape Character Area: 17B Vale of Moreton
Historic Landscape Character:	-
Constraints/Designations: **Landscape**: Cotswolds National Landscape **Historic**: No listed buildings present within or near the parcels. Not within the Conservation Area. **Biodiversity**: the site is not covered by a formal nature conservation designation. However, the woodland to the west of BK8B is Priority Habitat (deciduous woodland). The site is also in a Great Crested Newt amber and red zone. All three sites are also within a B-line.	

The cut grassed areas and new buildings associated with the gym are not expected to contain significant levels of biodiversity. However, the watercourse to the west is likely to have higher biodiversity value and the extent to which the site links with this and opportunities for ecological enhancement require further investigation.

Other (floodplain, PRoWS): No PRoW present within the parcels. There are PRoW present to the west of the BK8 parcels (Blockley Footpath 42 and 71).

Site Reference: BK11 **Settlement:** Blockley	
Description: This site lies towards the north eastern edge of the settlement and consists of extensive, well used and well-maintained allotments with sheds on gently sloping lower valley sides. It lies adjacent to the village sports ground and pavilion to the east, separated by a fence with occasional shrubs, thereby being relatively open. It is also open to view from Station Road (B4479 eastern approaches) with a low hedge and fence but is not visible from Park Road further up the slopes to the west. It is overlooked by houses on Springfield to the south west, while the house and grounds of The Limes to the south are well screened by trees and hedges.	
Evaluation: **HIGH SENSITIVITY**	
Justification: This site is susceptible to housing development because of its current land use which is of major community benefit and its visibility from the B4479 approaches. The site also forms the approach to allotments which lie to the north of the site.	
Landscape Context:	
National Character Area:	National Character Area 107: Cotswolds
Landscape Character Type:	LCT 17 Pastoral Lowland Vale
Landscape Character Area:	Vale of Moreton LCA
Historic Landscape Character:	Less irregular enclosure partly reflecting former unenclosed cultivation patterns
Constraints/Designations Landscape: Cotswolds National Landscape Historic: None Biodiversity: Hedgerows and trees on site boundaries Other (floodplain/PROWS): Community access	

Site Reference: BK14A	**Settlement:** Blockley
Description: The site is located on the north-eastern approach into Blockley. It includes two houses (The Limes and Brook Barn) and their grounds. Both The Limes and Brook Barn would be retained within any development proposal. It is understood that the garden area to the south of The Limes would also be retained and the main area of proposed development would be the land between the two dwellings. Station Road (B4479) forms the north-western boundary. The site is separated from the road by mature Lime trees and a hedge. There is residential development adjacent to the south-western boundary; a tree-lined brook running along the south-eastern boundary, with fields beyond; the current Blockley allotment site, the sports pitches and social club to the north-west; and open countryside in all other directions. BK14A is allocated in the adopted Local Plan for residential development. Several planning permissions have already been granted for 2 dwellings (ref: 18/00612/FUL); 1 dwelling (ref: 16/03027/FUL); and 1 further dwelling (ref: 16/05066/OUT). However, the two permissions for single dwellings have lapsed and the owner has indicated that the cost of archaeological investigations have temporarily halted the scheme until a viable solution can be found.	
Evaluation:	**LOW SENSITIVITY**
Justification: The landscape sensitivity given to the parcel as part of the 'Study of land surrounding Key Settlements in Cotswold District: Update (Additional Sites)' (Cotswold District Council and White Consultants, October 2014) report was **Medium/Low** (**see below**). Since this assessment there have been several permitted planning applications within the parcel. This has removed the remaining undeveloped context and reinforced the residential character within the parcel. This is likely to have the effect of reducing the landscape sensitivity to **Low**. As highlighted previously the north eastern edge should be sympathetically designed and a green corridor along the southern boundary implemented/enhanced	
National Character Area:	National Character Area 107: Cotswolds
Landscape Character Type:	LCT 17: Pastoral Lowland Vale
Landscape Character Area:	LCA 17C: Vale of Moreton
Historic Landscape Character:	-
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: No listed buildings present along this section of Station Road. Not within the Conservation Area. Biodiversity: Neither BK11 nor BK14A contain any formal wildlife designations. However, both sites are located within a B-line. Both sites are also within a Great Crested Newt (GCN) amber zone with the south-western part of BK14A being in a GCN red zone. There are also patches of priority habitat (deciduous woodland) to the north of BK11 and to the south of BK14A upstream of Blockley Brook. Furthermore, the tree-lined Blockley Brook extends to the southern side of BK14A and is an important link within the green infrastructure network.	

A Preliminary Ecological Appraisal (PEA)[1] has been undertaken on The Limes site and has been used to support several permitted dwellings on the site. The PEA is now over five years old and may need to be refreshed, but its findings are indicative of the likely ecological issues on BK14A. The PEA found that all ecological issues on the site could be mitigated and important ecological features, such as the Lime Trees on Station Road could be retained.
Potential ways to achieve biodiversity net gain on this site might include the planting of native, species-rich hedgerows, orchard trees, flowering lawn and ponds, as well as the installation of integrated bird and bat boxes into the new dwellings.

[1] Preliminary Ecological Appraisal of The Limes (Cotswold Wildlife Surveys, 23 February 2016)

Other (floodplain, PRoWS): No PRoW present within the parcels. A number of PRoW are present to the north. An area of Flood Zone (3b) is present along the south-eastern boundary of parcel BK14A. TPOs are in place on a number of trees within the north of parcel BK14A.

Site Reference: BK14B **Settlement:** Blockley

Description:

This site consists of a grass paddock and part of an arable field on the gently sloping valley floor on the south eastern edge of the settlement, possibly associated with Sheaf House Farm. The boundary to Draycott Road to the south is hedged. A partial hedge separates the western and eastern parts but there is no defined field boundary further east. Houses on Station Road are intervisible with the site through ornamental planting and riparian vegetation. The northern edge bounds Blockley Brook and is within the floodplain. There are views from Draycott Road which is a quiet approach to the settlement but also obliquely across the valley from the A4479. The site is quiet and moderately tranquil.

Evaluation: **Medium/High Sensitivity**

Justification:

The susceptibility of the site lies in its location within the wider farmed valley landscape east of the settlement, open to view from the A4479 and from Draycott Road and partly within the Flood Zone. Its value is indicated by its NATIONAL LANDSCAPE designation. Any development of the arable field would be likely to constitute a prominent extension of the built form eastwards which would take years to soften and mitigate.

Landscape Context

National Character Area:	NCA 107 - Cotswolds
Landscape Character Type:	Pastoral Lowland Vale LCT
Landscape Character Area:	17B – Vale of Moreton
Historic Landscape Character:	Less irregular enclosure partly reflecting former unenclosed cultivation patterns

Constraints/Designations

Landscape: within the Cotswolds National Landscape
Historic: none
Biodiversity: none
Other (floodplain, PROWs): Flood Zone

Site Reference: BK15	**Settlement:** Blockley

Description:

The site is a small parcel of land located between housing on Park Road and Winterway, on the eastern side of Blockley. To the east lies Blockley Church Cemetery, with Public Footpath 41 running along its boundary, providing recreational access and filtered views into the site. The plot includes some built structures and is enclosed by shrubs and trees, including a mix of ornamental and native species, which give it a well-defined, semi-natural edge.

The landform is gently sloping, sitting lower than the land to the west but slightly higher than residential properties to the east, creating a stepped topographic relationship between the different built forms. The site has no public access and functions as a small pastoral enclosure framed by vegetation, though it is highly visible from neighbouring dwellings and from the adjacent cemetery.

The site lies within the Cotswolds National Landscape, where enclosed village edges, mature trees, and green spaces between buildings contribute to the special qualities of scenic beauty, settlement containment, and rural tranquillity.

Evaluation:	**MEDIUM/HIGH SENSITIVITY**

Justification:

BK15 is a small but sensitive parcel due to its location between existing residential areas, its proximity to the Blockley Conservation Area, and the presence of Footpath 41 and the church cemetery along its eastern boundary. The sloping landform, stepping between the upper and lower parts of the settlement, increases susceptibility to visual change, while the enclosing vegetation and mix of native and ornamental planting contribute positively to the site's local landscape character.

Development here would be perceived as eroding a green buffer between existing dwellings and diminishing the site's rural contribution to the settlement's character. Although it is not widely visible in the wider landscape, the site is highly sensitive to private views from adjacent dwellings and the cemetery, and to recreational views from Footpath 41.

Within the Cotswolds National Landscape, the site supports special qualities of enclosure, settlement distinctiveness, and tranquillity through its role as a small green space integrated within the historic village structure. On balance, the site is judged to have Medium-High sensitivity, reflecting its settlement setting, visual sensitivity, and relationship to both the Conservation Area and the CNL's valued qualities.

Landscape Context:	
National Character Area:	NCA 107 - Cotswolds
Landscape Character Type:	Pastoral Lowland Vale LCT
Landscape Character Area:	17B – Vale of Moreton

Historic Landscape Character:	Small enclosed pastoral fields forming part of the settlement's historic fringe; adjacent to the Blockley Conservation Area.
Constraints/Designations:	
Landscape: Cotswolds National Landscape	
Historic: Blockley Conservation Area and Listed Buildings on Park Road to the west and the settlement core to the south.	
Biodiversity: Ornamental and native trees offer some localised habitat and landscape value.	
Other (floodplain, PRoWS): Footpath 41 runs towards the eastern boundary, providing indirect public access and views.	

Site Reference: BK16	**Settlement:** Blockley
Description: The site lies on the lower valley slopes on the south-eastern edge of Blockley and is part of an arable field with no defined boundary to the south. The site is neighboured by a Thames Water de-nitrification plant and further sheds between BK8A and BK16. There is residential development to the north and open countryside in all other directions. The site has no recent relevant planning history.	
Evaluation:	**Overall Rating: Medium/High**
Justification: The parcel has susceptibility to change through housing development due to its position within a section of an undeveloped arable field that continues and rises to the south. Residential development has been introduced to the north of Draycott Road (ref: 18/02587/REM) and Sheafhouse Farm to the west is allocated for residential development, which gives some residential built context to the local landscape. Development to the south of the road would appear as ribbon development along the south side of Draycott Road. This would entirely enclose this section of the road and give it an urban appearance. The development would represent encroachment into the characteristic open agricultural landscape that is present around the Blockley settlement. The landform to the south of the parcel rises sharply, development encroaching upon it could be a detractor to the special qualities of the National landscape in this location. The division of the field that the parcel is located within would represent a change from the historic field pattern. The vegetated field boundary to the east forms an important landscape feature within the parcel and would filter views on the approach from the east. The parcel is located on relatively flat land with a gentle slope that rises significantly beyond the southern boundary. PRoW provision is limited within the local vicinity and this limits public views of the parcel. Given the settlement edge location and the parcel's position beyond a defensible settlement edge that ventures into the characteristically rural Cotswolds NATIONAL LANDSCAPE landscape, the parcel is considered to have **Medium/High** landscape sensitivity	
National Character Area:	National Character Area 107: Cotswolds
Landscape Character Type:	Landscape Character Type: 17
Landscape Character Area:	Landscape Character Area: 17B Vale of Moreton
Historic Landscape Character:	-
Constraints/Designations: **Landscape**: Cotswolds National Landscape **Historic**: No listed buildings present within or near the parcel. Not within the Conservation Area. **Biodiversity**: the majority of this site is a cultivated field, which is not expected to contain high levels of biodiversity although may be habitat for ground nesting birds. The main features of ecological interest are the hedge along the northern and eastern boundaries, the latter of which particularly so as it contains a greater variety of native species and trees and has been allowed to naturalise. **Other (floodplain, PRoWS)**: No PRoW present within the parcel.	

Site Reference: BK20	**Settlement:** Blockley
Description: The site lies on the western edge of Blockley, immediately to the west of Backends Lane, which also marks the boundary of the Blockley Conservation Area. It forms part of a larger undulating arable field within the Vale of Bourton Farmed Slopes Landscape Character Area (LCA), characterised by rolling farmland, hedgerow field boundaries, and transitional settlement edges. The site is bounded to the south by Public Footpath 59, which leads westwards into open countryside before turning south, providing clear views across the site. To the north, south, and east, it is enclosed by low-density residential properties, while the western edge remains open to the wider rural landscape. Views are available from adjoining gardens, Backends Lane, and Footpath 59. The parcel plays an important role in the rural setting of the Conservation Area, forming part of the transitional landscape between the village and the wider slopes of the Vale of Bourton. The site lies within the Cotswolds National Landscape, where undulating farmland, and strong settlement–countryside relationships form part of its special qualities of scenic beauty, rural tranquillity, and historic continuity.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: BK20 is assessed as Medium-High sensitivity due to its location on the western edge of Blockley and its relationship with the Blockley Conservation Area. The undulating landform and open western aspect contribute to the settlement's rural setting, reflecting the characteristic pattern of the Vale of Bourton Farmed Slopes, where farmland and hedgerows frame the approach to the village. The site is visible from Footpath 59, Backends Lane, and nearby dwellings, meaning development would be experienced by both public and private receptors. Although its natural character is partly reduced by current arable use, the parcel nonetheless maintains the open rural transition that defines the Conservation Area's setting. Within the Cotswolds National Landscape, the site supports key special qualities including settlement containment and rural tranquillity. Development would disrupt the visual relationship between the village and the wider slopes, diminishing the perception of an open western edge.	
Landscape Context:	
National Character Area:	NCA 107 - Cotswolds
Landscape Character Type:	Farmed Slopes LCT
Landscape Character Area:	15A Vale of Bourton Farmed Slopes LCA

Historic Landscape Character:	Within the setting of the Blockley Conservation Area
Constraints/Designations:	
Landscape: Cotswolds National Landscape	
Historic: Within the setting of the Blockley Conservation Area, contributing to its rural edge and landscape context.	
Biodiversity: Limited ecological interest due to arable use, though boundaries provide some localised habitat.	
Other (floodplain, PRoWS): Footpath 59 along the southern boundary, providing high visual and recreational sensitivity.	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 09 – Bourton-on-the-Hill

COTSWOLD
District Council

Settlement character

1.1 Bourton-on-the-Hill is a small village located on the A44, 3km west of Moreton-in-Marsh. The settlement is located on a steep hill overlooking the town of Moreton-in-Marsh.

1.2 The village is linearly arranged along the main road with stone cottages and historic buildings following the contours of the hillside. The Church of St Lawrence, dating from the 12th century, is positioned on higher ground within the heart of the settlement.

Landscape character

1.3 The settlement is within the Cotswolds National Character Area 107. Bourton-on-the-Hill is classified within the Escarpment and High Wold landscape types.

1.4 The village is set within a steeply sloping terrain, with modest sized fields enclosed by dry-stone walls and linear woodland belts. The topography reduces the risk of seasonal flooding and also supports the soil for grazing and estate woodland over intensive arable farming.

Relationship of the settlement with the surrounding landscape

1.5 The settlement has the following key relationships with the surrounding landscape:

Positive

- The village occupies a prominent position on the Farmed Slopes overlooking the Vale of Moreton, creating a distinctive and memorable landscape setting.
- The elevated location affords extensive views across the surrounding countryside and contributes significantly to the village's identity and sense of place.
- The historic linear form of the settlement follows the contours of the hillside and responds well to the underlying landform.
- The Church of St Lawrence forms a prominent landmark within both the village and wider landscape.
- Dry stone walls, hedgerows, woodland belts and pasture fields provide a strong landscape framework which integrates the settlement into the surrounding countryside.
- Bourton House and its nationally important gardens form a distinctive historic landscape feature on the western side of the village, contributing

to local character, heritage significance and the transition between the settlement and surrounding countryside.

Negative

- The elevated and exposed position of the settlement increases the visibility of development from the surrounding lowlands.
- Some modern development on the settlement edge is less reflective of the traditional form and character of the village.
- Expansion beyond the established settlement edge could interrupt the characteristic pattern of agricultural fields and landscape features surrounding the village.
- The A44 corridor introduces traffic movement and associated infrastructure which can detract from the rural character of parts of the settlement.

Landscape sensitivity considerations

1.6 Bourton-on-the-Hill is highly sensitive to change due to its elevated position on the Farmed Slopes and its strong visual relationship with the surrounding landscape.

1.7 The Farmed Slopes form a transitional landscape between the open High Wold and the more intimate and verdant lowland vales. The elevated and sloping landform makes the landscape highly visible and particularly sensitive to development that would introduce built elements into the agricultural landscape or interrupt the characteristic patchwork of fields enclosed by hedgerows and walls.

1.8 The village itself is highly visible from parts of the surrounding vale and benefits from extensive outward views. Development on exposed edges or prominent slopes would have the potential to alter the character of the settlement and affect its relationship with the wider landscape.

1.9 The setting of Bourton House and Gardens, St Lawrence Church, the Conservation Area and numerous listed buildings contributes significantly to the historic and visual character of the village. Land which forms part of, or contributes to, the wider setting of these heritage assets is particularly sensitive to change.

1.10 The network of dry stone walls, hedgerows, woodland belts and mature trees forms an important component of landscape character and should be conserved and enhanced. Woodland features are particularly important in providing visual structure and framing views across the slopes.

1.11 Whilst limited opportunities may exist for carefully designed development closely related to the existing settlement pattern, development should avoid prominent slopes, protect important views and conserve the rural character of the Farmed Slopes landscape.

Constraints to be taken into account

1.12 The constraints are shown on Figure A2 and are summarised below:

- Cotswolds National Landscape.
- Bourton-on-the-Hill Conservation Area.
- Listed buildings and their settings, including the Church of St Lawrence.
- Bourton House and Gardens and their wider landscape setting.

Areas where development is not suitable

1.13 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Prominent upper slopes and exposed land which contribute to the wider setting of the settlement.
- Land that forms the skyline in views from the surrounding lowlands.
- Areas immediately adjoining the historic core where development would adversely affect the character and appearance of the Conservation Area or the setting of heritage assets.
- Land which contributes to the setting of Bourton House and Gardens or forms part of the historic landscape framework associated with the estate.
- Open agricultural land that contributes to the village's rural setting and distinctive hilltop character.

Areas for environmental improvement

- Conservation and restoration of traditional dry stone walls.
- Reinforcement of native hedgerow networks and hedgerow trees.
- Management and enhancement of existing woodland belts and copses.

- Conservation and enhancement of the historic landscape setting of Bourton House and Gardens, including associated trees, boundary features and important views.
- Conservation of important views to and from the village.
- Replacement planting of mature trees lost through age or disease.

Figure A1: Context and Landscape Character Types and Areas

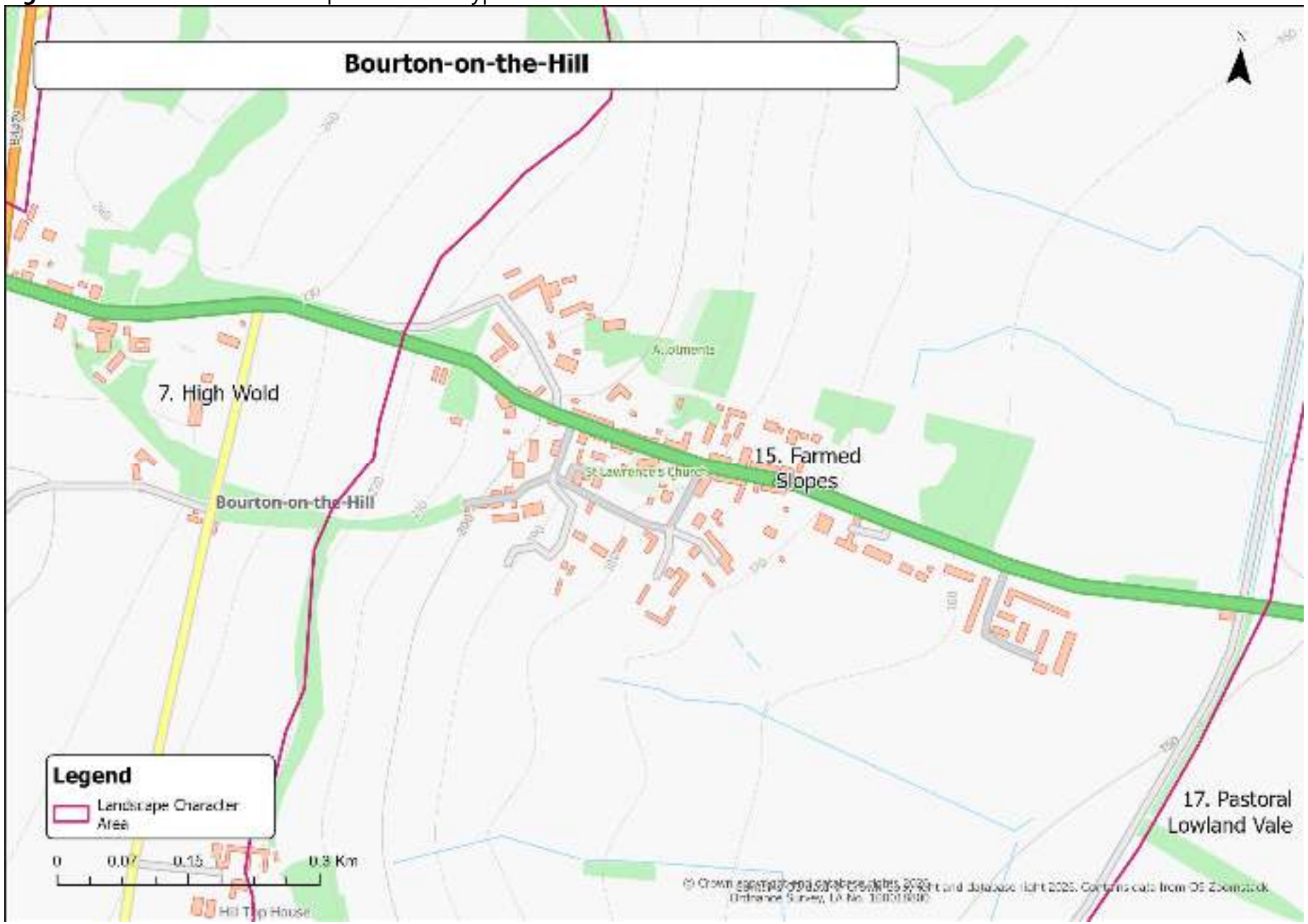
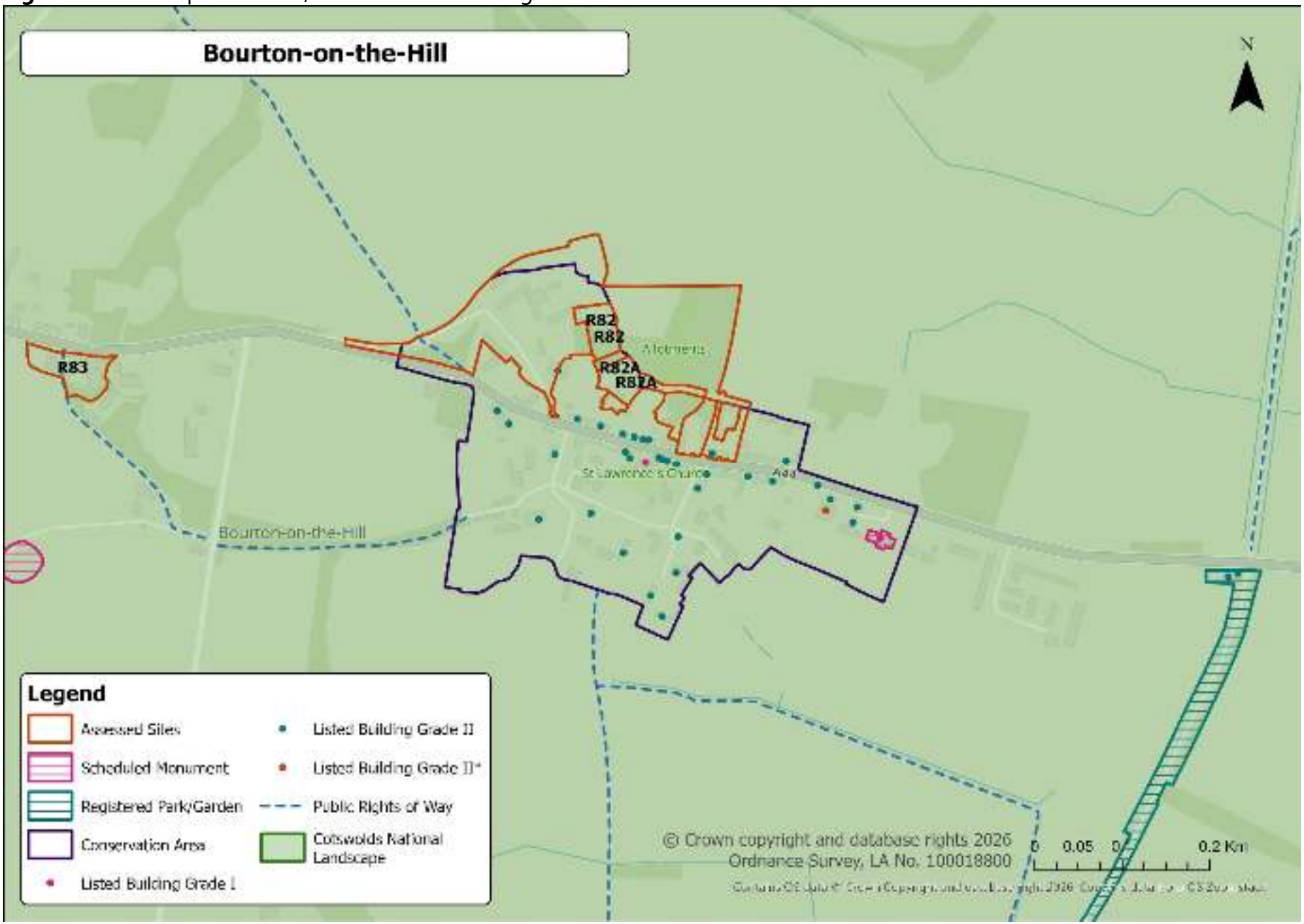


Figure A2: Development Sites, Constraints and Designations



Stage 1 Assessments

1.1 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	R82	R82A	R83
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)			
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground			
	Falls within clear views from public vantage points (roads, PROWs, hills)			
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form			
	Introduce a significant area of built form into a rural or visually sensitive landscape.			
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development			
	Risks coalescence or erosion of settlement separation			

Sites to be discounted			

Stage 2 Assessments

Site Reference: R82A	**Settlement:** Bourton-on-the-Hill
Description: The site comprises a series of four parcels located to the north of the A44, beyond existing residential properties within the Bourton-on-the-Hill Conservation Area. Many of the adjacent dwellings are listed, including Garden Cottage (Grade II) and Sundial Cottage (Grade II). Access to the parcels would be gained from side lanes between these properties, reflecting the fine-grained historic structure of the settlement. The parcels are partly enclosed by mature tree and shrub boundaries, comprising a mix of native, evergreen, and ornamental species that provide visual containment and limit visibility from some directions. Within the site are old barn structures, which contribute to its semi-rural, working character. To the north lie allotments, while to the north-east is Batsford Park, an important historic designed landscape. Bridleway 6 runs to the west, though the site is not clearly visible from it due to intervening vegetation. From within the parcels there are filtered eastward views across the Cotswolds National Landscape, reinforcing the site's rural and historic setting. The site lies within the Farmed Slopes Landscape Character Type (LCT) and more locally the Vale of Moreton Farmed Slopes Landscape Character Area (LCA 15B), characterised by rolling slopes, hedgerow networks, woodland copses, and open rural character.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: R82A is assessed as having Medium-High sensitivity due to its location within the Bourton-on-the-Hill Conservation Area, its close proximity to multiple listed buildings, and its contribution to the historic and visual setting of the village edge. Although the parcels are relatively contained by vegetation and surrounding built form, the site's heritage context, rural character, and role in defining the northern edge of the settlement elevate its sensitivity. Development would alter the pattern and grain of the historic village edge, affecting the spatial character and visual integrity of the Conservation Area. The eastward views across the Cotswolds National Landscape emphasise the site's contribution to the special qualities of scenic beauty, time-depth, and settlement containment that define this part of the CNL.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Farmed Slopes LCT
Landscape Character Area:	15B – Vale of Moreton Farmed Slopes

Historic Landscape Character:	Agricultural enclosures forming part of the northern edge of the Conservation Area, adjacent to listed properties and near Batsford Park.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Within the Bourton-on-the-Hill Conservation Area; adjacent to several Grade II Listed Buildings Biodiversity: Tree belts and allotments provide localised habitat value. Other (floodplain, PRoWS): Bridleway 6 to the west, though the site is largely screened; allotments to the north.	

Site Reference: R83	**Settlement:** Bourton-on-the-Hill

Description:

The site lies south of the A44, on the southern edge of built development and is physically disconnected from the main body of Bourton-on-the-Hill. It currently accommodates a service station with hardstanding and associated paraphernalia, together with a single residential dwelling. To the south and west, the site adjoins open agricultural land, with the land rising further south, forming part of the surrounding high plateau landscape. The southern portion of the site is screened by conifers, which soften localised views towards the adjoining farmland.

Public Footpath 5 runs south from the A44 through the site and along its south-western boundary, providing local access and close-range views. Beyond this, the site is perceived primarily as an isolated commercial plot within a predominantly rural setting. It is well removed from the Conservation Area and listed buildings within the historic core of Bourton-on-the-Hill.

The site lies within the High Wold Landscape Character Type (LCT), more specifically the Cotswolds High Wold Plateau Landscape Character Area (LCA 7C), which is characterised by elevated and expansive farmland, wide horizons, and a predominantly open, rural character. It also falls within the Cotswolds National Landscape, valued for its scenic openness, sense of scale, and rural tranquillity.

Evaluation:	**MEDIUM-LOW SENSITIVITY**

Justification:

R83 is assessed as having Medium-Low sensitivity, reflecting the site's existing commercial use, engineered features, and visual containment. The service station infrastructure and dwelling have already altered the site's rural character, reducing its perceptual and visual sensitivity. Although it sits within a high-value landscape context, the Cotswolds High Wold Plateau, the extent of existing development means its contribution to the wider landscape character is limited.

The land's rising form to the south and conifer screening help reduce visibility, while Public Footpath 5 introduces some localised recreational sensitivity. Development or change within the site would have limited additional impact, given the baseline condition and the presence of built form.

While the site lies within the Cotswolds National Landscape, its urbanised character, screening, and small scale mean it makes only a modest contribution to the area's special qualities of openness, rural tranquillity, and scenic unity.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	High Wold LCT
Landscape Character Area:	LCA 7C Cotswolds High Wold Plateau

Historic Landscape Character:	Modified roadside land, physically detached from Bourton-on-the-Hill's historic core.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: - Biodiversity: Conifer screening and boundary vegetation provide some limited habitat value. Other (floodplain, PRoWS): PRoW Footpath 5 runs through the site and along the south-western boundary.	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 10 – Bourton-on-the-Water



COTSWOLD
District Council

Settlement character

1.1 Bourton-on-the-Water is located alongside the A429 Fosse Way 27km to the north of Cirencester. The village lies in a wide flat vale formed by the Rivers Eye, Dikler and Windrush shown by Figure BW1. It is flanked to south and west by hills from which it can be viewed nestling in the vale.

1.2 Bourton-on-the-Water was a notable fort in the Iron Age. It later became an important Roman settlement and a bridging point of the Fosse Way over the Windrush. In 1862 the railway arrived. Today the village is one of the most important tourist destinations in the Cotswolds.

1.3 The main feature of the village is the High Street. This is defined by flanking historic buildings and the Windrush which flows picturesquely through it, crossed by numerous bridges. The historic form of the village relates closely to topography. Most buildings are located in the valleys in a linear pattern. Viewed from the surrounding higher ground the village is visually 'broken up' by vegetation associated with watercourses and water bodies. However, the village has expanded from the historic core east onto the floodplain towards Rissington and also to the north where there are a number of large housing estates and an industrial estate. These developments have introduced a more 'block-like' urban form that runs counter to the established linearity of the settlement.

Landscape character

1.4 The village lies within National Landscape Character area 107, Cotswolds and within the National Landscape Pastoral Lowland Vale landscape type and Vale of Bourton LCA. The valley to the west becomes a High Wold Valley landscape type- Upper Windrush Valley LCA. The slopes to the north west and south are within the Farmed Slopes landscape type.

1.5 The geology of the area is Lias limestone with clays. To the south west of the village are steep slopes with small rectangular fields running down to the valley floor. Hedges have numerous trees and are gappy and outgrown in parts. Farms are located at the edge of the village in places providing an important link with the agricultural hinterland. These slopes and the adjacent valley floor are visually prominent when entering the village from the Fosse Way. There are excellent views of Bourton-on-the-Water from these slopes in particular from Clapton-on-the-Hill.

1.6 To the south and the east of the village is the broad flat floodplain of the Windrush and Dikler Rivers. This is characterised by the meadows and water

bodies associated with sand and gravel extraction. The vegetation is noticeably more riparian in character than found on the slopes surrounding the village. North east of the village are larger arable fields associated with some high grade agricultural land. Hedges within this area are generally lower and more managed with fewer trees.

1.7 One of the most important landscape features is 'Salmonsbury Camp' which is located just to the west of the village centre. The camp is a Scheduled Monument. It has a mix of parkland and farmland character due to the large 'stand-alone' mature trees, hedgerow trees and outgrown hedges.

1.8 To the north west of the village is a ridge which lies between the Windrush and Upper Slaughter. This ridge is the backdrop to the village when viewed from Clapton-on-the-Hill. It consists of pasture with relatively large fields with walls and some hedges.

Relationship of the settlement with the surrounding landscape

1.9 The settlement has the following key relationships with the surrounding landscape:

Positive

- The linearity of the village and its close relationship with the valley topography.
- The close proximity of village and countryside.
- The riparian vegetation and other trees within the village which combine with the village's linearity to visually break it up when viewed from higher ground.
- Views to the surrounding landscape from the village.
- The visual focus of the church.

Negative

- Large scale development that does not relate to topography and is not visually broken up by tree planting.
- Poor visual relationship between the village and the Fosse Way in parts.

Landscape sensitivity considerations

1.10 The landscape surrounding the settlement is within the Cotswolds National Landscape and has consequently been judged to be of national importance.

1.11 The potential for the landscape to accommodate development is severely constrained by the slopes that surround the village, the floodplain and Salmonsbury Camp. Most of the small scale landscape around the western and southern edges of the settlement would be adversely affected by development, and any such development would be likely to be highly prominent. The larger scale agricultural landscape to the north east of the village has greater capacity to accept development in terms of its intrinsic landscape character. However, development has already expanded in this direction, and further development may add to the creation of a large visual block of development which will be prominent. Much of the land in this area is also Grade 2 agricultural land.

Constraints to be taken into account

- The constraints are shown on Figure BW2 and are summarised below:
- National Landscape designation of the village and surrounding landscape
- Conservation Area
- Scheduled Monument (Salmonsbury)
- SSSI designation of some waterbodies
- Floodplain
- The Heart of England Way, Monarch's Way, Oxfordshire Way, Windrush Way and Diamond Way

1.12 An area of Grade 2 Agricultural Land also lies to the north east of the village.

Areas where development is not suitable

1.13 Areas where development is not considered suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Salmonsbury Camp due to its SAM status and its landscape character.
- The slopes to the north west and south west of the village including the playing fields/meadows south of Station Road and east of the Fosse. These areas are essential to the setting of the village.
- The floodplain due to the landscape character of the meadows and the practical constraints imposed by flooding.

Suggested environmental improvements

1.14 The following environmental improvements are suggested:

- A429 Fosse Way Industrial estate requires further substantial planting to mitigate impact from road and the north and to reduce visibility from higher vantage points.

Figure BotW1: Context and Landscape Character Types and Areas

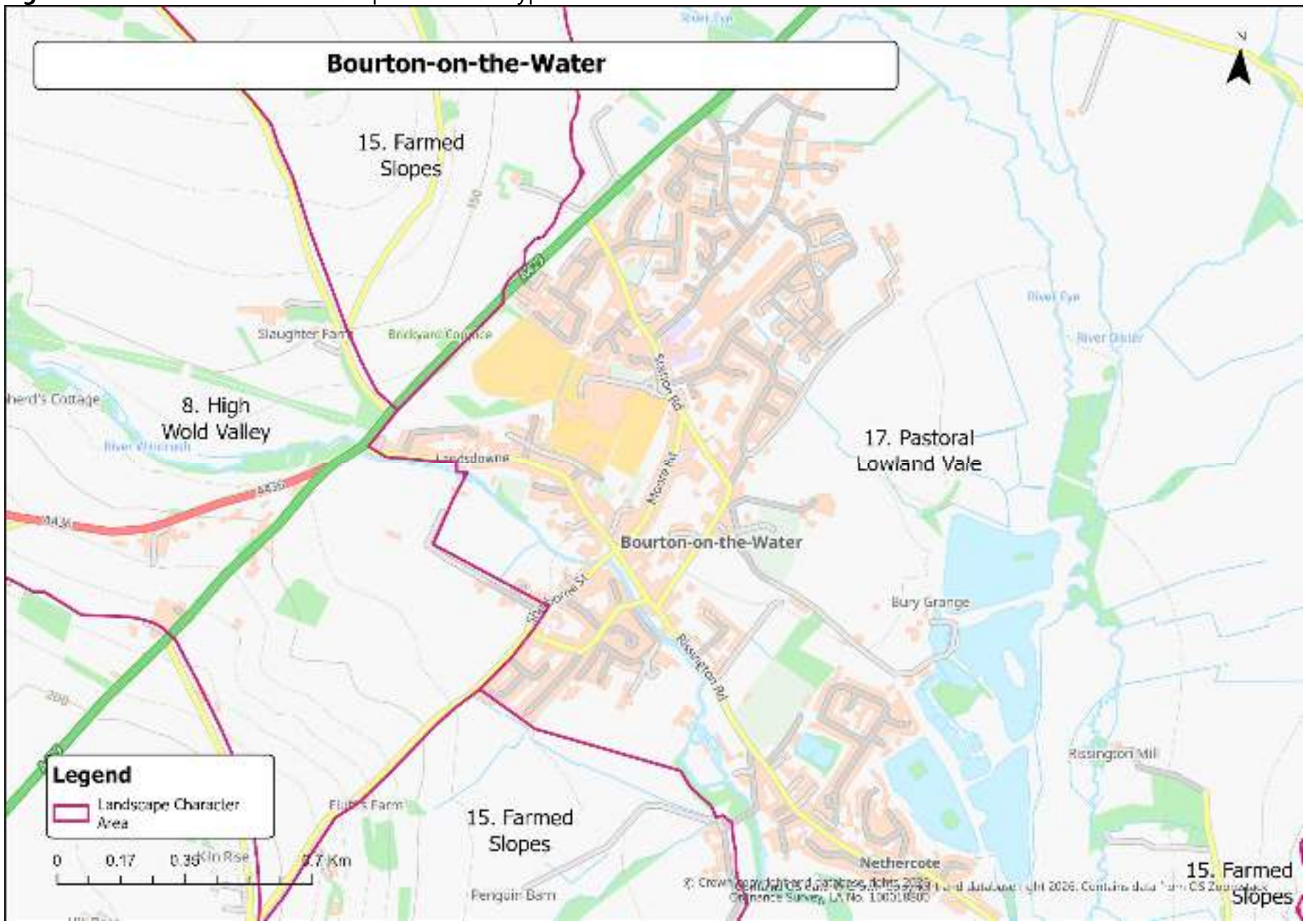
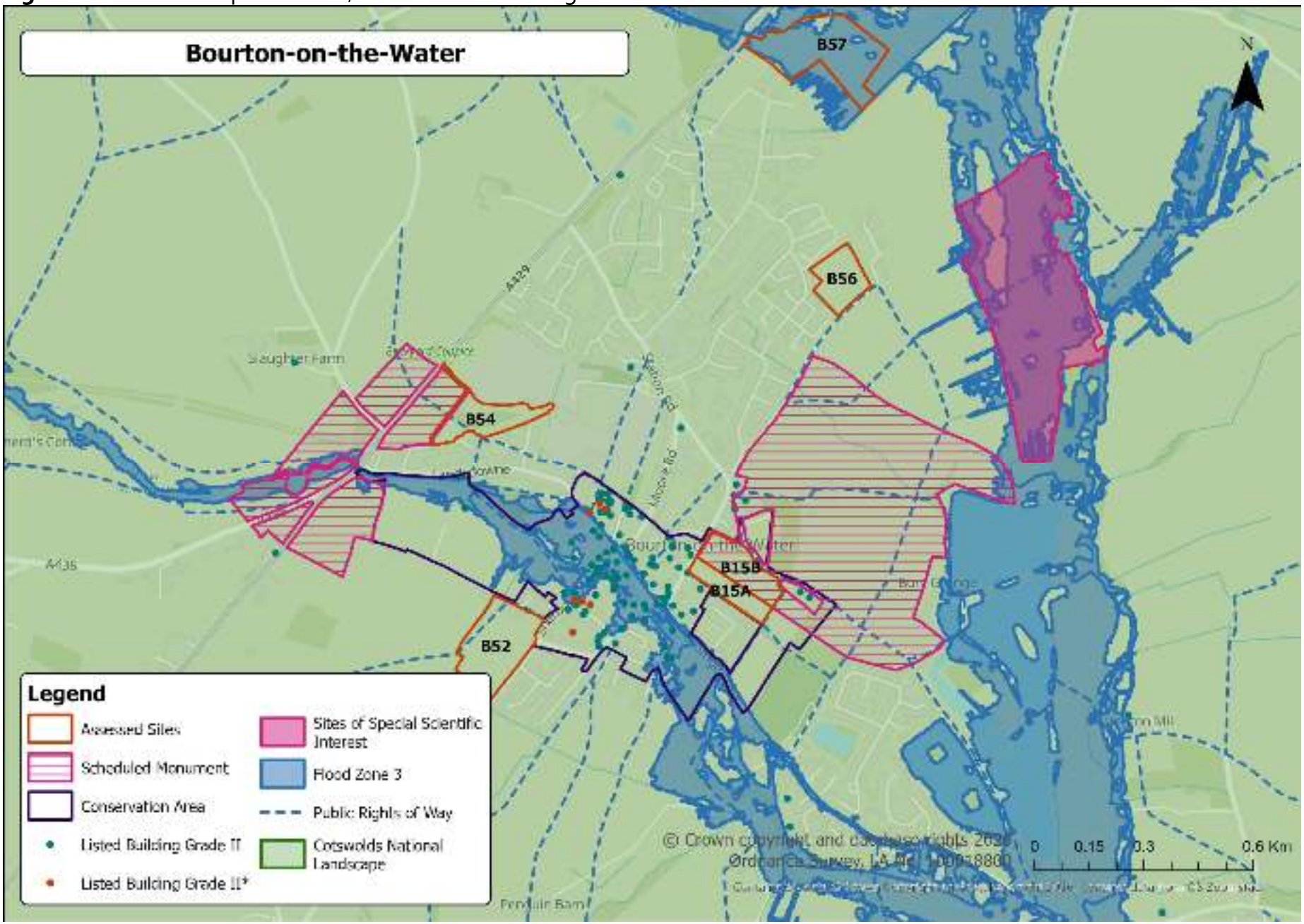


Figure BotW2: Development Sites, Constraints and Designations



Stage 1 Assessments

1.1 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	B15A/ B15B	B52	B54	B56	B57
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)					
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground					
	Falls within clear views from public vantage points (roads, PROWs, hills)					
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form					
	Introduce a significant area of built form into a rural or visually sensitive landscape.					
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development					
	Risks coalescence or erosion of settlement separation					

Sites to be discounted					

Stage 2 Assessments

Site Reference: B54	**Settlement:** Bourton-on-the-Water
Description: The site is located north of Green Lake Close to the east of the A429 and south-west of The Cotswold School and its playing fields. It comprises two contrasting elements: a woodland copse and an area of grassland. The southern boundary is defined by an embankment, formerly part of the historic railway route, which forms part of the site and separates the site from adjacent residential dwellings. A key feature is PRoW Footpath 2 (the Monarch's Way), which runs south-east to north-west through the site, providing a well-used recreational route and contributing to the site's public accessibility. The site is open to the north adjoining the school and playing fields, while residential development to the south provides urban context. Despite this, the site retains a semi-natural, green character due to its vegetation cover, woodland enclosure, and open grassland. The site lies within the Pastoral Lowland Vale Landscape Character Type (LCT) and more locally the Vale of Bourton Landscape Character Area (LCA 17A), characterised by low-lying pastoral farmland, scattered woodland, and settled rural valleys. It also lies within the Cotswolds National Landscape, where wooded river corridors, open pastures, and accessible green spaces are integral to its special qualities.	
Evaluation:	**MEDIUM/HIGH SENSITIVITY**
Justification: B54 is judged to have Medium-High sensitivity due to the presence of the Monarch's Way (Public Footpath 2), its mix of woodland and open grassland, and its role as a semi-natural green buffer between residential areas and the school grounds. Although the site is partly influenced by surrounding development, its woodland copse, historic railway embankment, and visible green space contribute strongly to both its natural and historic qualities. The site provides a distinct sense of separation between built areas, and its recreational and visual value contributes to the Cotswolds National Landscape's special qualities. Development would result in the loss of an important green corridor and would diminish the experience of users of the Monarch's Way, reducing the site's contribution to the rural character and amenity value of this part of Bourton-on-the-Water.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale LCT
Landscape Character Area:	LCA 17A Vale of Bourton
Historic Landscape Character:	Former railway embankment forming part of the transitional settlement fringe.
Constraints/Designations:	

Landscape: Cotswolds National Landscape
Historic: Former railway embankment provides time-depth, but no direct heritage assets on site.
Biodiversity: Woodland copse and grassland provide habitat diversity.
Other (floodplain, PRoWS): Public Footpath 2 (Monarch's Way) runs south-east to north-west through the site, creating high recreational sensitivity.

Site Reference: B56	**Settlement:** Bourton-on-the-Water
Description: The parcel is located within the north east of the Bourton-on-the-Water settlement and is comprised of a pastoral field bound by hedgerow and trees. Subdivision of the field has been implemented with post and wire fencing to delineate areas for livestock rearing. The field is bound by hedges and trees. To the north-west and south-west, the site is bound by recently completed homes; to the south-east by open countryside; and to the north-east by Moors Farm. Subdivision of the field has been implemented with post and wire fencing to delineate areas for livestock rearing. Beyond the northern and western boundaries is existing 21st Century residential development within the Bourton-on-the-Water development boundary. To the eastern boundary is the Moors Farm complex with further fields beyond. Beyond the southern boundary is a continuation of the characteristic pastoral field network present around Bourton. No Public Rights of Way (PRoW) are present within the parcel but one is adjacent to the southern boundary along an east/west axis. This footpath connects to further footpaths to the south east of the site. Views from these footpaths are filtered by intervening vegetation that is characteristic as a field boundary in the area. Views from within the settlement are generally screened by intervening built form and vegetation. This generally limits the visual envelope to southerly and easterly orientations.	
Evaluation:	**Medium/Low Sensitivity**
Justification: The parcel has some susceptibility to change through housing development given its undeveloped character and legibility as a continuation of the pastoral field network present around the settlement. The adjacent residential development on two sides of the parcel provides a built context to the neighbouring landscape. In combination with the existing farm complex to the east the parcel is enclosed on three sides by built form. Its redevelopment for residential use would be unlikely to be seen as a protrusion into this nationally valued National Landscape. Given this level of containment and the existing context that the parcel is located within, the landscape sensitivity of the parcel is considered to be **Low/Medium**. There is also the opportunity to deliver Green Infrastructure enhancement within the parcel. Access from the parcel to the public footpath network could be provided and increased planting would soften the settlement edge and aid in the assimilation of the development into the landscape.	
Landscape Context	
National Character Area:	National Character Area 107: Cotswolds
Landscape Character Type:	Landscape Character Type: 17
Landscape Character Area:	Landscape Character Area: 17A Vale of Bourton
Historic Landscape Character:	-
Constraints/Designations:	

Landscape: Cotswolds National Landscape
Historic: No listed buildings within the parcel or vicinity. No Conservation Area in the vicinity of the parcel. The site is located 130m to the north of a Scheduled Monument (Iron Age fortified enclosure known as Salmonsbury Camp). The site has some level of screening from the Scheduled Monument provided by the trees, which run along the south-eastern boundary. However, further specialist assessment is needed to understand whether the development of this site will affect the setting of the Scheduled Monument.
Biodiversity: The site is located within the Cotswolds Valleys Nature Improvement Area. It is also located adjacent to Priority Habitat land (coastal and floodplain grazing marsh). The site is also located within a Site of Special Scientific Interest (SSSI) Impact Zone for residential development of 50 or more houses outside existing settlements/urban areas.

A Gloucestershire Wildlife Trust Nature Reserve is located 250 meters to the east. This is a SSSI. This reserve is already under pressure from too many people. Earlier developments in the area provided some mitigation contributions towards the reserve. This proposal would have to provide alternative natural greenspace or work up a mitigation programme for the reserve.

The main part of the site is grazed improved grassland. The balancing pond may support Great Crested Newts and other species. The site survey was undertaken in the month of January, which is sub-optimal for ecological assessment. The site is adjacent to priority habitat grassland.

The boundaries are of significantly more interest. The south-eastern boundary has a tall hedge with a drainage ditch running along its course. The north-western boundary has the recently installed SuDS of the adjacent housing development, as well as young native species planting. The south-western and south-eastern boundaries also have tall hedges, which link into the surrounding hedgerow network. These all have the potential to be habitat and breeding grounds for protected species (Mistle Thrush were observed on the site visit).

The pre-existing access into the site mean the site could be developed without having to remove any hedgerows. The surrounding hedgerows could also be retained within a well-designed scheme. The development of this site would be required to deliver biodiversity net gains.

Other (floodplain, PRoWS): No PRoW within the parcel. Bourton-on-the-Water Restricted Byway 9 is present along the south-eastern boundary. Further PRoW are present within the local area.

Site Reference: B57	**Settlement: Bourton-on-the-Water**
Description: The 3.34 ha site is located to the north of Bourton-on-the-Water, to the east of the A429 Fosse Way and to the north of Bourton Industrial Estate. It forms part of two larger fields used for arable farming – there is no defined northern boundary. A planning permission for an extension to Bourton Industrial Estate is under construction to the south-west (ref: 18/04764/REM). The A429 Fosse Way is located to the west with a tree plantation and farmland beyond. A brook is located to the north with farmland beyond. The disused track bed of the former Cheltenham to Kingham railway line abuts the eastern boundary with farmland beyond. Beyond the northern and eastern boundaries is a continuation of the characteristic pastoral landscape that surrounds Bourton-on-the-Water. To the south is the industrial estate and the main body of the settlement. To the west is the A429 with further fields beyond. The north of Bourton is generally defined by 20th and 21st century residential and industrial development. No Public Rights of Way (PRoW) are present within the parcel but they are present within the local landscape to the north and west. Views from these footpaths are filtered by varying levels of intervening vegetation. Views from the settlement are generally screened by intervening built form.	
Evaluation:	**Overall Rating: Medium**
Justification: The parcel has some susceptibility to change through industrial development due to its settlement edge location and position within the undeveloped agricultural surroundings of Bourton-on-the-Water. The neighbouring industrial development provides some built context to the local landscape, while the A429 provides some impact to perceptual qualities. No public access is provided to the parcel and views towards from vantage points are filtered and screened by intervening features. The landscape sensitivity of the parcel is considered to be **Medium**. This is due to the undeveloped and open nature of the parcel, which is characteristic of the farmland around the settlement. The parcel is located within the nationally valued Cotswolds National Landscape but the presence of adjacent industrial development and perceptual detractors in the vicinity has been considered.	
Landscape Context:	
National Character Area:	National Character Area 107: Cotswolds
Landscape Character Type:	Landscape Character Type: 17
Landscape Character Area:	Landscape Character Area: 17A Vale of Bourton
Historic Landscape Character:	-
Constraints/Designations: **Landscape**: Cotswolds National Landscape **Historic**: No listed buildings within the parcel or vicinity. No Conservation Area near the parcel.	

Biodiversity: The River Eye Local Wildlife Site forms part of the north-western boundary. The river is a wildlife corridor where otters are present. The river corridor received enhancements as part of the industrial estate extension.

The entire site is also identified as Priority Habitat (coastal and floodplain grazing marsh) and is completely within the Cotswold Valleys Nature Improvement Area. Furthermore, the site is within a Site of Scientific Interest (SSSI) Risk Zone, where large developments may have an impact on an SSSI. There are links between the site and the SSSI provided by the River Eye.

An Ecological Assessment report was completed by FPCR for the industrial estate extension. This drew on surveys undertaken in 2014 but its results are indicative of the types of wildlife, which may be present. This report found Great Crested Newts to be present. B57 was identified as an area for improvement to help mitigate against the impacts of the industrial estate extension and is to receive mitigation measures for that development. Part of B57 was also identified as an area where grassland would be enhanced. A badger sett was found in the north-east corner of the industrial estate extension application site and provisions were made to protect the badgers – B57 will be part of the foraging area for the badgers.

The trees and hedgerows which surround the site may provide further habitat for protected species, such as nesting birds and bats. There is also an uncultivated patch of grassland to the north of the site, which may be of ecological interest.

The development of this site is likely to impact on biodiversity through additional lighting, pollution and disturbance. Furthermore, the floodplain grazing marsh is a functional habitat, which cannot be recreated or mitigation measures provided to counteract the harm.

The trees within the site are restricted to the boundaries, albeit the site's northern boundary has no trees. The trees are mainly located within outgrown hedgerows.

An Ash tree is located in the south-east corner, which is protected by a Tree Preservation Order. The trees within the river corridor to the north-east have particular value as part of a wildlife corridor. The trees that follow the course of the former railway line to the east have a similar function.

Other (floodplain, PRoW): No PRoW within the parcel. Parcel within Flood Zone 2 and 3B. However, a detailed flood risk assessment (BWB, September 2016) was undertaken as part of the approved planning application for the extension to Bourton Industrial Estate (ref: 18/04764/REM). This demonstrates that the area within B57 has low flood risk.

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 11 – Broadwell

COTSWOLD
District Council

Settlement character

1.1 Broadwell is a small village located 2.5km north of Stow-on-the-Wold on the A429 which runs from Cirencester to Stow-on-the-Wold. The settlement is located just off the Fosse Way nestled near the River Evenlode.

1.2 The village is centred around one of the most expansive open spaces in the Cotswolds. The Church of St Paul dating from the 12th century stands prominently at the upper end of the village near the spring. A gentle stream of the River Evenlode flows through crossed by a shallow ford and flanked by Cotswold stone cottages.

Landscape character

1.3 The settlement is within the Cotswolds National Character Area 107. Broadwell is classified within the High Wold Dip-Slope and Settled Farmlands landscape types. These landscape types reflect Broadwell's position within a gently undulating rural setting.

1.4 The village is set within a sloping terrain, with modest sized fields enclosed by dry-stone walls and hedgerows. Along the watercourses the area is interspersed with woodland blocks and riparian vegetation.

Relationship of the settlement with the surrounding landscape

1.5 The settlement has the following key relationships with the surrounding landscape:

Positive

- The village has a strong relationship with the River Evenlode and associated watercourse which forms the focus of the settlement and contributes significantly to its character.
- The expansive village green, ford, stream and surrounding limestone buildings create one of the most distinctive and attractive village centres within the Cotswolds.
- The historic core is well integrated into the surrounding landscape, with the Church of St Paul forming an important landmark within both the settlement and wider countryside.

Negative

- Some modern development on the settlement edge is less closely related to the historic village form and character.

- The A429 corridor introduces traffic movement and associated infrastructure which can detract from the otherwise tranquil rural character of the settlement.
- Incremental domestication of village edges through ornamental planting, suburban boundary treatments and garden extensions has locally weakened the transition between settlement and countryside.

Landscape sensitivity considerations

1.6 Broadwell exhibits generally high landscape sensitivity due to the strong relationship between the settlement, the River Evenlode, the extensive village green and the surrounding agricultural landscape.

1.7 The village occupies a transitional position between the High Wold Dip-Slope and the lower lying pastoral landscapes of the Evenlode Valley. The surrounding countryside is characterised by a network of hedgerows, modest field sizes, pasture land and limited woodland cover which collectively contribute to a strongly rural character.

1.8 The village green, stream corridor and associated open spaces are particularly sensitive to change as they form the defining elements of the settlement's character and contribute significantly to its landscape setting.

1.9 The limited woodland cover, sparse settlement pattern and visibility from surrounding higher ground increase the sensitivity of the wider landscape to development. Development on exposed settlement edges has the potential to affect the village's relationship with the surrounding countryside and alter important views.

1.10 The setting of St Paul's Church, the Conservation Area and numerous listed buildings is also highly sensitive due to the contribution these assets make to the historic character and visual identity of the settlement.

1.11 Whilst limited opportunities may exist for carefully designed development closely related to the existing built framework, development should avoid open land associated with the village green, stream corridor and visually sensitive settlement edges.

Constraints to be taken into account

1.12 The constraints are shown on Figure A2 and are summarised below:

- Cotswolds National Landscape.

- Broadwell Conservation Area.
- Listed buildings and their settings, including St Paul's Church.
- The River Evenlode corridor, associated stream and ford.
- The extensive village green and associated open spaces.

Areas where development is not suitable

1.13 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Land associated with the village green, stream corridor and ford which form the defining landscape features of the settlement.
- Areas immediately adjoining the historic core where development would adversely affect the character and appearance of the Conservation Area or the setting of heritage assets.
- Open land that contributes significantly to the rural setting of the village and the appreciation of its historic form.
- Prominent settlement edges and visually exposed land visible from surrounding higher ground.

Areas for environmental improvement

- Conservation and enhancement of the River Evenlode corridor, associated stream and riparian habitats.
- Management and replacement of mature riverside and hedgerow trees.
- Reinforcement of native hedgerow networks and traditional field boundaries. Conservation and restoration of traditional dry stone walls.
- Enhancement of biodiversity through improved habitat connectivity between grassland, hedgerows and riparian habitats.
- Conservation of the village green and associated open spaces as key landscape features.

Figure A1: Context and Landscape Character Types and Areas

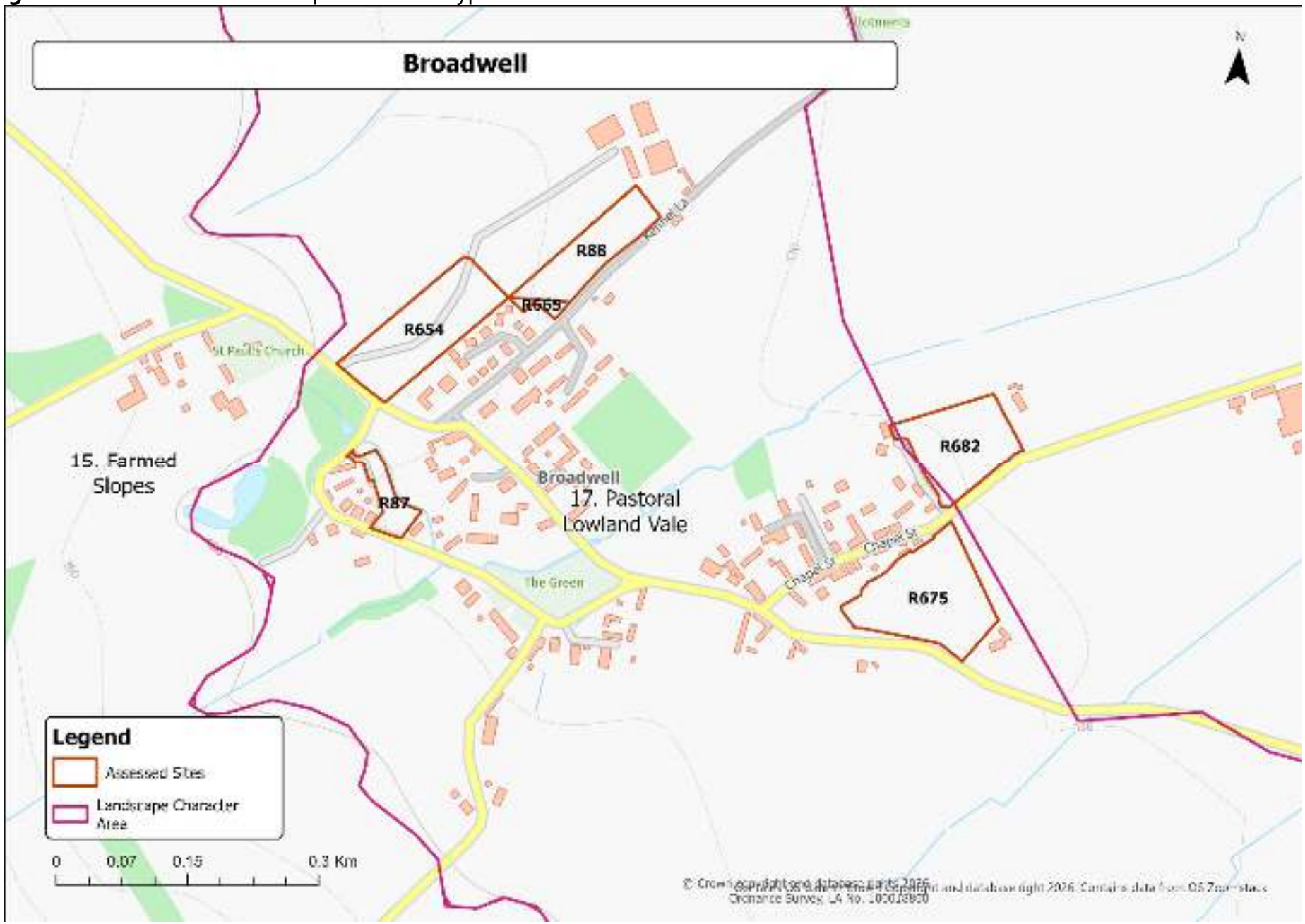
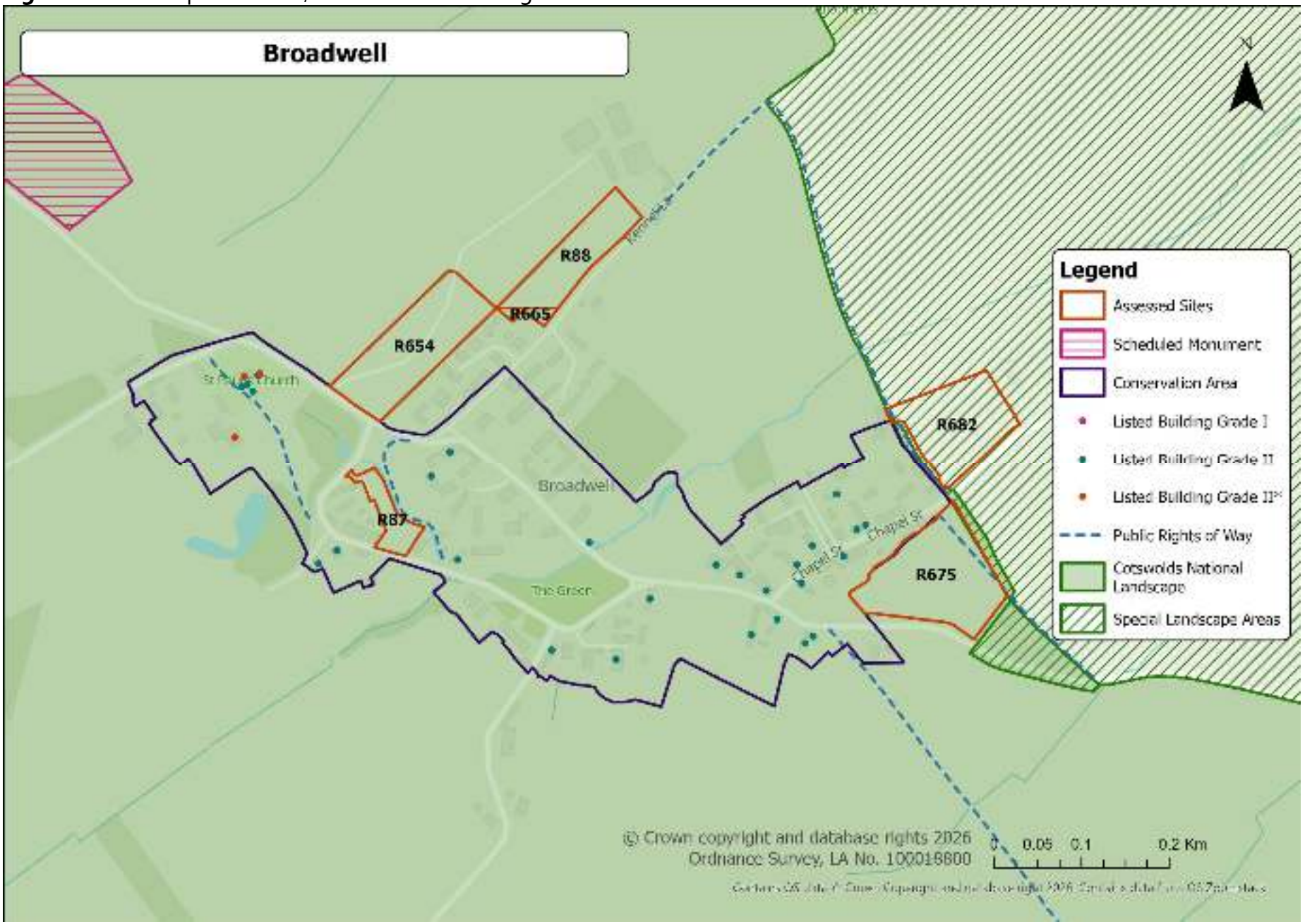


Figure A2: Development Sites, Constraints and Designations



Stage 1 Assessments

1.1 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	R87	R88	R654	R665	R675
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)					
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground					
	Falls within clear views from public vantage points (roads, PROWs, hills)					
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form					
	Introduce a significant area of built form into a rural or visually sensitive landscape.					
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development					
	Risks coalescence or erosion of settlement separation					

Sites to be discounted					

Stage 2 Assessments

Site Reference: R87	**Settlement:** Broadwell
Description: The site lies on an unnamed road off Kennel Lane, north-west of the Fox Inn, positioned between Brookside Cottage to the east and Whispers to the west. It comprises grassland that sits slightly elevated compared to the adjoining spring and footpath corridor, though broadly aligned with surrounding dwellings. Public Footpath 9 runs immediately outside the site along the eastern and northern boundaries, following the course of a spring. Here, the landform steps down into a lower, enclosed corridor lined with a strong tree belt and sections of retained stone wall. The footpath is enclosed and tranquil, with filtered views of the site likely in winter months when vegetation is thinner. The south-western boundary is formed by a vegetated lane, providing partial screening but also open to private views from nearby dwellings. The site lies within the Pastoral Lowland Vale Landscape Character Type (LCT) and more locally the Vale of Bourton Landscape Character Area (LCA 17A), characterised by settled pastoral valleys, hedgerows, and meadowland around historic village cores. It also lies within the Cotswolds National Landscape, where enclosed valley pastures, vernacular village settings, and tranquil, well-vegetated lanes contribute to the area's special qualities of rural beauty and settlement containment.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: R87 is assessed as having Medium-High sensitivity, principally due to its location within the Broadwell Conservation Area, its proximity to multiple listed buildings, and its relationship to PRoW Footpath 9 along the spring corridor. The grassland, mature boundary vegetation, and stone walling contribute to the site's natural and historic character, while the enclosed, peaceful quality of the adjoining footpath adds perceptual sensitivity. Although the site aligns with existing dwellings and is partly enclosed, reducing wider visibility, its heritage context and experiential qualities increase susceptibility to change. Development would likely be perceived as infill, but would diminish openness and alter the rural, verdant character that defines this part of Broadwell.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale LCT
Landscape Character Area:	LCA 17A Vale of Bourton

Historic Landscape Character:	Grassland meadow and enclosure within Conservation Area, adjacent to listed buildings and traditional stone-built dwellings.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Within the Broadwell Conservation Area; adjacent to The Gables (Grade II), with Red Hills Farm (Grade II) and Lenthalls (Grade II) nearby. Biodiversity: Grassland, tree belts and riparian vegetation offer habitat diversity. Other (floodplain, PRoWS): Footpath 9 runs along eastern and northern boundaries, following the spring corridor.	

Site Reference: R654	**Settlement:** Broadwell

Description:

The site forms part of a rolling agricultural landscape on the edge of Broadwell, rising gently to the north-west. It is bounded to the south-west by Donnington Lane, where a drystone wall and mature trees define the roadside edge. An access lane serving agricultural buildings runs through the site, introducing a functional rural feature and dividing the land into parcels further defined by a hedgerow.

The site adjoins the Broadwell Conservation Area to the south-west and lies close to a number of listed buildings, including the Church of St Paul (Grade II)*, which is visible from within the site and forms a prominent landmark in views across the landscape. To the south-east, the site is overlooked by private residential properties along The Leasows, introducing localised private visual sensitivity. Small pylons also cross the site, adding a minor visual detractor.

The land is pastoral and rises away from the settlement, with strong boundary features and scattered trees contributing to a structured but open rural character. Although the site is not crossed by PRoWs, the site is visible from Donnington Lane and, its elevated position and proximity to the Conservation Area mean it plays an important role in the setting of Broadwell and its historic core. The site lies within the Pastoral Lowland Vale LCT, more locally the Vale of Moreton LCA (17B), and within the Cotswolds National Landscape, where gently rolling landform, historic settlement settings, and rural tranquillity are key special qualities.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

R654 is assessed as having Medium-High sensitivity, reflecting its rising landform, scale, and strong relationship with the historic core of Broadwell. The site forms part of the agricultural setting of the village and contributes to views towards and from the Church of St Paul and the adjoining Conservation Area. Development on this land would be more prominent than nearby modern development due to its elevation and extent.

While the site shares some characteristics with adjacent modern settlement edges, its proximity to designated heritage assets increase susceptibility to change. The pastoral character, legibility of historic enclosure patterns, and contribution to the wider rural setting within the Cotswolds National Landscape further elevate sensitivity.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	17B – Vale of Moreton
Historic Landscape Character:	A2M Former unenclosed cultivation now enclosed.

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: Adjoins the Broadwell Conservation Area. Close proximity to listed buildings including the Church of St Paul (Grade II*) 1089777.
Biodiversity: Pastoral grassland with hedgerows and mature trees providing habitat value
Other (floodplain, PRoWS): Not located within Flood Zones 2 or 3. No PRoWs cross the site

Site Reference: R665	**Settlement:** Broadwell

Description:

The site is a very small parcel of land located at the northern end of Kennel Lane, on the northern edge of Broadwell. It comprises a small group of unmanaged trees and shrubs, forming a lightly vegetated area within an otherwise semi-urban setting. The site is bordered by residential properties to the south and east, which overlook the land and establish a clear relationship with the existing street structure.

An area of hardstanding lies adjacent, reinforcing the site's association with the developed edge of the settlement. To the north, open agricultural land, although the site itself reads as part of the settlement fringe rather than the wider countryside.

The site is not adjacent to the Broadwell Conservation Area. It is not located within Flood Zones 2 or 3 and is not crossed by any PRoWs. The site lies within the Pastoral Lowland Vale LCT, more locally the Vale of Moreton LCA (17B), and within the Cotswolds National Landscape.

Evaluation:	**MEDIUM-LOW SENSITIVITY**

Justification:

R665 is assessed as having Medium-Low sensitivity, reflecting its small scale, semi-urban character, and close integration with existing residential development. Although the site contains trees and shrubs that provide some ecological value, this is limited in extent and does not form part of a wider or distinctive landscape feature.

The site does not contribute to the setting of the Conservation Area or to key views within the Cotswolds National Landscape. Development would be experienced as minor infill within the existing settlement edge, rather than an extension into open countryside.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	17B – Vale of Moreton
Historic Landscape Character:	G4 Towns, villages and hamlets. Existing settlement extent with limited historic landscape legibility.

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: Not within or adjacent to the Broadwell Conservation Area. No listed buildings nearby
Biodiversity: Small area of unmanaged trees and shrubs providing some habitat value
Other (floodplain, PRoWS): Not located within Flood Zones 2 or 3. No PRoWs within or adjoining the site.

Site Reference: R675	**Settlement:** Broadwell

Description:

Site R675 comprises an arable field located between Chapel Street and Broadwell Road on the western edge of Broadwell. The site occupies a relatively flat parcel of agricultural land that forms part of the rural landscape surrounding the village.

The western boundary is arbitrary in nature, extending through the wider field parcel. PRoW Footpath 6 runs immediately beyond this boundary, accompanied by a small electricity pylon route. Existing residential properties fronting Chapel Street define the northern and north-eastern boundaries, whilst the southern boundary is characterised by fragmented hedgerow, shrubs and scattered trees that provide partial enclosure.

Although the site is influenced by adjoining residential development, it retains a clear agricultural character and contributes to the open rural landscape surrounding Broadwell. The site is visible from adjacent residential properties, Chapel Street, Broadwell Road and PRoW Footpath 6, where it forms part of the immediate countryside setting experienced by users of the public right of way.

The site adjoins the Broadwell Conservation Area along its western and north-western boundaries and contributes directly to the setting of Tally Ho House (List Entry: 1089786) and The Old Bakery (List Entry: 1303636). The open agricultural character of the site forms part of the rural setting in which these heritage assets are experienced.

The site lies within the Cotswolds National Landscape, within National Character Area 107 – Cotswolds, the Pastoral Lowland Vale Landscape Character Type and Landscape Character Area 17B Vale of Moreton. Historically, the site lies within Historic Landscape Character Type A2m – Former unenclosed cultivation now enclosed, characterised by less irregular enclosure patterns partly reflecting former unenclosed cultivation patterns within an area of rich wet grassland.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site forms part of the agricultural landscape on the western edge of Broadwell and contributes positively to the rural setting of the village within the Cotswolds National Landscape. Although adjoining existing residential development, the site retains a distinct agricultural character and continues the pattern of open farmland beyond the settlement edge.

The relatively flat landform limits long-distance prominence. However, the site is readily visible from surrounding residential properties, Chapel Street, Broadwell Road and PRoW Footpath 6. Development would therefore be experienced by a range of visual receptors and would alter the open agricultural character currently experienced from these locations.

Historic character is an important consideration. The site adjoins the Broadwell Conservation Area and forms part of the rural setting of Tally Ho House and The Old Bakery. The undeveloped agricultural land contributes to the appreciation of these heritage assets by maintaining their historic relationship with the surrounding countryside.

Whilst existing residential development provides some visual association with the settlement, development would nevertheless extend built form into the agricultural landscape and reduce the distinction between the village edge and surrounding countryside. The fragmented vegetation along the southern boundary provides only partial containment, meaning built development would remain apparent in local views.

The site contributes to several of the recognised special qualities of the Cotswolds National Landscape, including its pastoral agricultural landscape, historic field pattern, traditional settlement form and the strong relationship between villages and their surrounding countryside.

Overall, whilst the site is relatively contained by adjacent development and vegetation, its contribution to the setting of the Conservation Area and listed buildings, visibility from the adjoining PRoW and surrounding roads, and its role as part of the open agricultural landscape result in an overall judgement of Medium-High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	17B Vale of Moreton
Historic Landscape Character:	A2m – Former unenclosed cultivation – now enclosed

Constraints/Designations:
Landscape: Located within the Cotswolds National Landscape and adjacent to the Moreton-in-Marsh Surrounds Special Landscape Area
Historic: Adjoins Broadwell Conservation Area. Within the setting of Tally Ho House (List Entry: 1089786) and The Old Bakery (List Entry: 1303636)
Biodiversity: Fragmented hedgerows, shrubs and scattered trees along the southern boundary
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. PRoW Footpath 6 runs immediately beyond the western boundary. Small electricity pylon route follows the western field edge.

Site Reference: R682	**Settlement:** Broadwell

Description:

Site R682 is located on the north-eastern edge of Broadwell and comprises a relatively flat pastoral field immediately beyond the existing settlement boundary. The site is enclosed by a combination of traditional boundary features including timber post and rail fencing along the western boundary, post and rail fencing with shrubs and mature trees along Chapel Street to the south, and a mature hedgerow defining the eastern boundary. A single residential property lies immediately east of the site and overlooks the field.

The western boundary adjoins the access track serving existing residential properties, with PRoW Bridleway 4 running immediately beyond this boundary. Existing dwellings along the access track have direct views across the site. The northern boundary is arbitrary in nature, extending through the wider field parcel.

The site is relatively well contained by existing vegetation and surrounding built form. Whilst it lies beyond the defined settlement boundary, existing residential development to both the west and east provides a degree of visual association with the village and reduces the perception of the site as an isolated extension into the countryside.

Views of the site are generally localised and are primarily experienced from Chapel Street, neighbouring residential properties and users of PRoW Bridleway 4. Wider visibility is limited by the relatively flat landform and strong boundary vegetation.

The site lies within the Moreton-in-Marsh Surrounds Special Landscape Area and adjoins the Cotswolds National Landscape along its western boundary. It also adjoins the Broadwell Conservation Area to the west, where the open pastoral landscape contributes to the rural setting of the historic settlement.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

The site forms part of the pastoral landscape on the north-eastern edge of Broadwell and contributes to the transition between the village and the surrounding countryside. Although located outside the existing settlement boundary, the site is closely associated with existing residential development to both the west and east, which reduces the perception of the site as an isolated or detached parcel of countryside.

The relatively flat landform and strong boundary vegetation provide a good degree of containment, limiting wider visibility and reducing the prominence of the site within the surrounding landscape. Public views are generally confined to Chapel Street, neighbouring residential properties and users of PRoW Bridleway 4 immediately adjacent to the western boundary.

The site nevertheless contributes to the rural setting of the adjoining Broadwell Conservation Area and forms part of the landscape context to the adjacent Cotswolds National Landscape. Development would alter the existing relationship between the settlement edge and surrounding pastoral landscape and would introduce built form into an area that currently retains an open rural character.

The site also contributes to the character of the Moreton-in-Marsh Surrounds Special Landscape Area through its pastoral land use and established hedgerow boundaries. However, unlike more visually exposed or elevated sites, the contained nature of the field and its close relationship with the existing settlement limit the extent of landscape effects.

Overall, whilst development would extend the settlement edge and result in the loss of a pastoral field, the relatively enclosed character of the site, limited public visibility and close association with existing built form mean that landscape effects would be relatively localised. Consequently, the site is considered to have Medium landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Clay Vale
Landscape Character Area:	17B Vale of Moreton
Historic Landscape Character:	
Constraints/Designations:	
Landscape: Adjoins the Cotswolds National Landscape and located in the Moreton-in-Marsh Surrounds Special Landscape Area	
Historic: Adjoins Broadwell Conservation Area along the western boundary	
Biodiversity: Pastoral grassland with mature hedgerows, shrubs and trees forming strong boundary features	
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. PRoW Bridleway 4 runs immediately beyond the western boundary.	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 12 - Chedworth

COTSWOLD
District Council

Settlement character

1.1 Chedworth is a historic village located approximately 13km north of Cirencester within the upper reaches of the River Coln catchment. The settlement occupies a sheltered position within a network of valleys and dry valleys characteristic of the central Cotswolds.

1.2 The village is notable for its dispersed form, comprising a number of historic clusters including the areas around St Andrew's Church, the Manor House, the former school and the valley-side lanes that connect them. This fragmented settlement pattern reflects the influence of topography and the historic evolution of the village within the valley landscape.

1.3 Chedworth possesses a rich historic environment, including numerous listed buildings and the nearby Roman Villa, one of the most important surviving Roman sites in Britain. The historic relationship between the village, the Roman Villa, the surrounding farmland and the valley landscape remains readily apparent and contributes strongly to local distinctiveness.

1.4 The village retains a predominantly rural character, with traditional limestone buildings, stone boundary walls, mature trees and a network of narrow lanes combining to create a strong sense of place.

Landscape character

1.5 The settlement lies within the Cotswolds National Character Area 107 and the Cotswolds National Landscape.

1.6 The village occupies land within the High Wold Dip-Slope Valley landscape character type, specifically the Middle Coln Valley, whilst the surrounding elevated landforms are associated with the High Wold Plateau landscape. The resulting landscape is characterised by a combination of intimate pastoral valleys and elevated open farmland.

1.7 The valley landscape comprises well-defined concave valley landforms, pastoral fields, woodland belts, mature trees and sheltered valley bottoms containing historic settlements and watercourses. These landscapes are generally enclosed, intimate and visually contained.

1.8 The surrounding High Wold Plateau forms a broad elevated landscape characterised by large arable fields, dry stone walls, sparse settlement, extensive views and a strong sense of tranquillity. The elevated plateau

provides an important visual backdrop to the village and contributes significantly to its rural setting.

Relationship of the settlement with the surrounding landscape

1.9 The settlement has the following key relationships with the surrounding landscape:

Positive

- The village is closely integrated with the valley landform, occupying sheltered locations amongst folds in the landscape which create a strong sense of enclosure and containment.

- The surrounding valley sides, woodland belts and mature vegetation provide an attractive and distinctive setting to the settlement and help integrate built form into the wider landscape.

- The dispersed historic settlement pattern reflects the topography and contributes positively to the village's rural character.

- The surrounding High Wold Plateau provides an important undeveloped backdrop to the settlement and allows appreciation of the village within its wider landscape context.

- The Roman Villa, historic field patterns, stone walls and traditional agricultural landscape create strong visual and cultural connections between the settlement and surrounding countryside.

Negative

- Some modern development lacks the organic relationship with the landscape that characterises the historic parts of the village.

- Highway infrastructure, parked vehicles and associated domestic features can locally detract from the rural and historic character of the settlement.

- In places, incremental domestication of rural edges through garden extensions, ornamental planting and suburban boundary treatments has weakened the transition between village and countryside.

Landscape sensitivity considerations

1.10 Chedworth is highly sensitive to change due to the strong relationship between the settlement, the valley landform, the surrounding High Wold landscape and its exceptional historic environment.

1.11 The valley sides surrounding the village are particularly sensitive as they form the immediate setting of the settlement and contribute to views into and out of the village. Development on these slopes would be prominent and could erode the intimate and secluded character of the valley landscape.

1.12 The surrounding High Wold Plateau is also highly sensitive due to its elevated and open character, extensive intervisibility and strong sense of tranquillity. Development on the plateau edges would have the potential to affect the wider setting of the village and be visible across a broad area.

1.13 Land associated with the Roman Villa, St Andrew's Church, the Conservation Area and other heritage assets is particularly sensitive due to the contribution these areas make to the significance and character of the settlement.

1.14 The rural approaches to the village, the network of narrow lanes and the undeveloped valley landscape are important components of local character and are sensitive to suburbanising influences.

1.15 Limited opportunities may exist for small-scale development closely related to the existing built framework of the village where proposals can be accommodated without harming the landscape setting, historic character or wider National Landscape.

Constraints to be taken into account

1.16 The constraints are shown on Figure A2 and are summarised below:

- Cotswolds National Landscape.
- Chedworth Conservation Area.
- Listed buildings and their settings.
- Scheduled Monument and setting of Chedworth Roman Villa.
- Floodplain and watercourse corridors.

Areas where development is not suitable

1.17 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Valley sides which form the immediate landscape setting of the settlement.
- Prominent elevated land associated with the High Wold Plateau.
- Land closely associated with the Roman Villa and its setting.
- Areas immediately adjoining the historic core of the village where development would adversely affect the character or appearance of the Conservation Area.
- Floodplain areas and undeveloped valley bottom landscapes.
- Areas containing important woodland, species-rich grassland or historic landscape features.

Areas for environmental improvement

1.18 The following environmental improvements are suggested:

- Conservation and restoration of traditional dry stone walls and historic field boundaries.
- Management and enhancement of woodland edges, hedgerows and mature trees.
- Conservation and interpretation of the Roman Villa setting and associated historic landscape features.
- Enhancement of riparian habitats and watercourse corridors.
- Conservation of dark skies through sensitive lighting management.

Figure A1: Context and Landscape Character Types and Areas

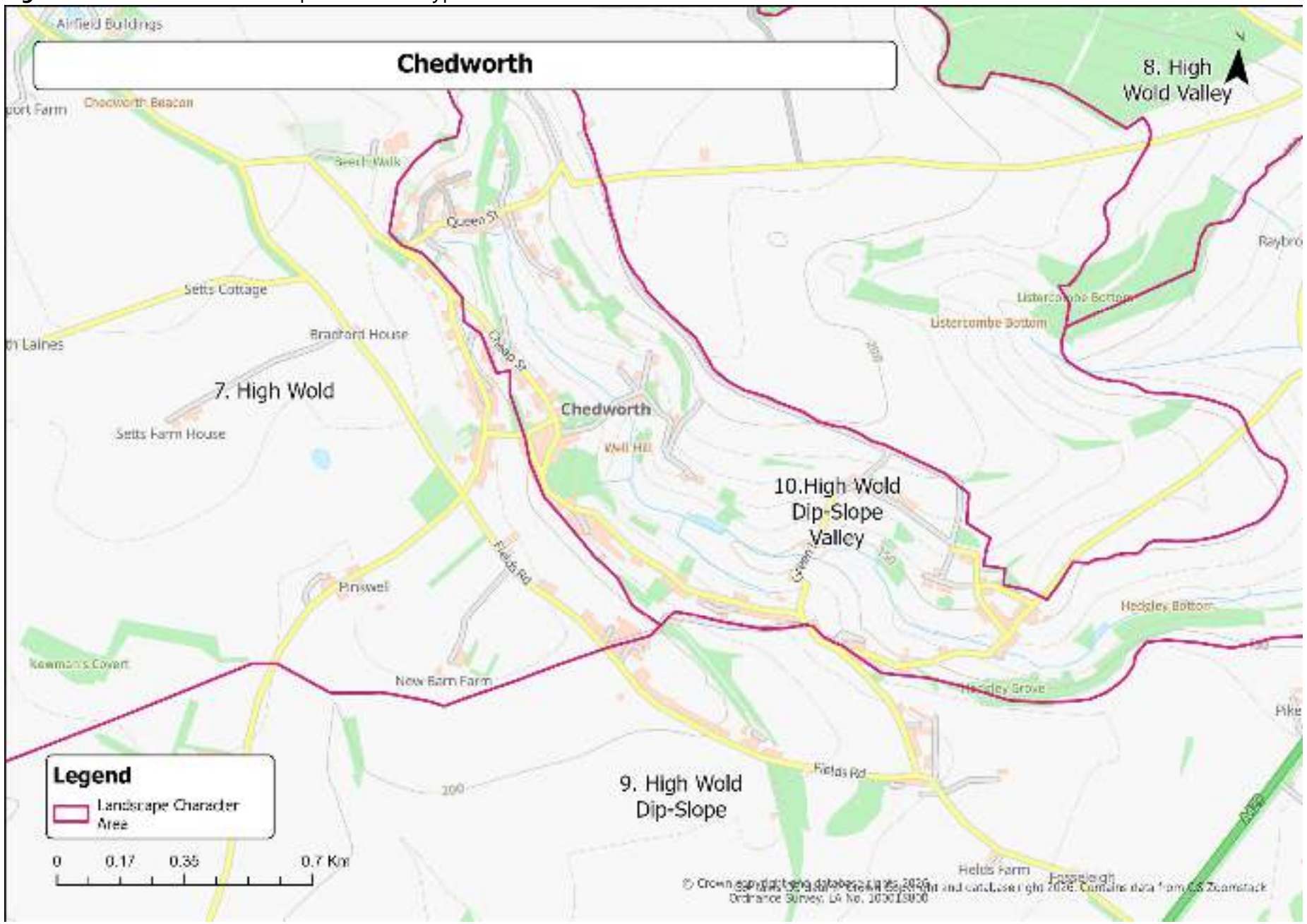
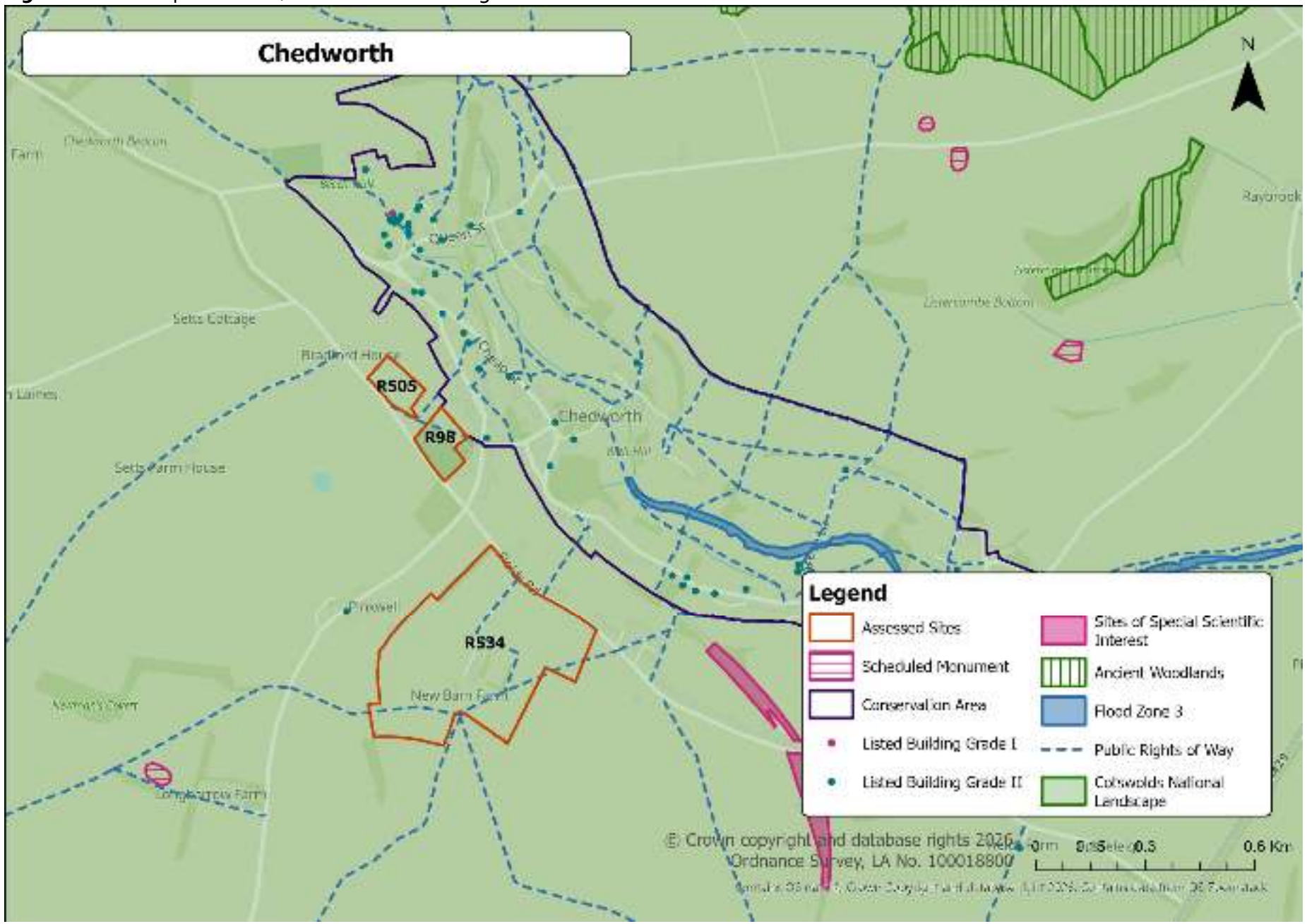


Figure A2: Development Sites, Constraints and Designations



Stage 1 Assessments

1.1 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	R98	R505	R534
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)			
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground			
	Falls within clear views from public vantage points (roads, PROWs, hills)			
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form			
	Introduce a significant area of built form into a rural or visually sensitive landscape.			
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development			
	Risks coalescence or erosion of settlement separation			

Sites to be discounted			

Stage 2 Assessments

Site Reference: R98	**Settlement:** Chedworth
Description: Site R98 comprises part of the existing playing fields located on the northern edge of Chedworth, immediately north of the Village Hall. The site is bordered by Fields Road to the west, residential properties to the east, and agricultural land to the north and west. The site itself is open in character and currently accommodates recreational uses, including football goal posts, with tennis courts located adjacent to the site. The western boundary along Fields Road is relatively open, defined by a post and rail fence with occasional standalone trees and shrubs. Beyond this boundary, the landscape transitions into pastoral farmland. In contrast, the eastern boundary adjoining existing residential development is more vegetated and provides a greater degree of enclosure and screening. The northern boundary is defined by a hedgerow with intermittent trees separating the site from adjoining agricultural fields. The site is located adjacent to, but outside, the Chedworth Conservation Area and therefore contributes to its wider rural setting. PRoW Footpath 68 crosses the northern corner of the site, providing local recreational access and opportunities for views across the site and surrounding countryside. Although the site is physically associated with the settlement edge and existing recreational uses, it forms part of the open transition between the village and surrounding countryside. Development of the site would extend built form further onto the periphery of the village in a manner that would appear somewhat incongruous with the existing settlement pattern and erode the rural transition into the wider landscape. The site lies within the Cotswolds National Landscape, within the High Wold Landscape Character Type and Landscape Character Area 7C Cotswolds High Wold Plateau. The site is also identified within Historic Landscape Character Area A2r – Former unenclosed cultivation now enclosed, characterised by less irregular enclosure patterns partly reflecting former unenclosed cultivation patterns.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: The site occupies an open and transitional position on the northern edge of Chedworth and forms part of the rural setting of the village within the Cotswolds National Landscape. Although influenced by existing recreational uses and adjacent	

residential development, the site retains an open and semi-rural character that contributes positively to the settlement edge and wider landscape setting.

The western and northern boundaries maintain a strong visual and spatial relationship with the surrounding pastoral farmland, reinforcing the sense of openness and transition into the wider countryside. Whilst vegetation along the eastern boundary provides some enclosure in relation to adjacent residential properties, the site overall remains closely connected to the wider landscape character of the High Wold Plateau.

Development of the site would extend built form further northwards onto the edge of the village and introduce a more suburban form into an area currently characterised by openness and recreational land use. This would erode the relatively gradual transition between settlement and countryside and appear somewhat incongruous with the existing settlement pattern.

The site contributes to a number of the recognised special qualities of the Cotswolds National Landscape, including its open rural character, tranquil qualities and the relationship between settlements and the surrounding agricultural landscape. Development would introduce increased urbanising influence into this sensitive edge-of-settlement location and reduce the legibility of the existing rural transition.

Whilst the site is not wholly undeveloped in character due to its recreational use and proximity to the village, the combination of its contribution to settlement setting, recreational function, historic landscape context, visual relationship with the wider countryside and location within the nationally designated landscape results in an overall judgement of Medium-High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 107 - Cotswolds
Landscape Character Type:	High Wold
Landscape Character Area:	7C Cotswolds High Wold Plateau
Historic Landscape Character:	A2r – Former unenclosed cultivation now enclosed.
Constraints/Designations:	
Landscape: Located within the Cotswolds National Landscape	
Historic: Adjacent to Chedworth Conservation Area	
Biodiversity: Hedgerows and trees along the site boundaries	
Other (floodplain, PRoWS): Outside of Flood Zones 2 and 3. PRoW Footpath 68 crosses the northern corner of the site.	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 13 – Chipping Campden

COTSWOLD
District Council

Settlement character

1.1 Chipping Campden is the main Market Town in the far north of Cotswold District. It is located where the B4081 joins the B4035 Evesham to Shipston-on-Stour road as shown by Figure CC1. Stratford-upon-Avon lies 16km to the north. The town has a population approaching 2000. It is one of the clearest surviving examples of the linear medieval town.

1.2 Chipping Campden lies in a broad hollow with higher ground on three sides. Only to the east does the land fall away along the valley of Cam Brook. The town is frequently referred to as the 'Jewel of the Cotswolds'. The small original village on the site increased in size and importance following the granting of a Market Charter by Henry II in 1180. Today it is characterised by the long wide high street with long 'burgage plots' to the rear and back lanes known as Back Ends and Calf Lane. The historic core has some fine buildings that reflects its historic importance as a trading centre. The church is regarded as one of the finest in England.

1.3 The town has been expanded a significant amount by modern development. This is mainly located to the south and west of the town centre, although there is some linear development along the approach road from the north. More recent development has also occurred north of Station Road. Over time the 'Back Ends' have also been developed so that in places they have lost some of their historic form and character.

Landscape Character

1.4 The town lies in National Landscape Character Area 107, Cotswolds. The settlement itself lies in the Pastoral Lowland Vale landscape type, in the Vale of Moreton LCA. To the west and south, it is fringed by the Farmed Slopes type- the Vale of Moreton LCA. This area includes The Hoo and other hillsides.

1.5 The landscape immediately around Chipping Campden consists of a number of incised valleys and the floodplain of Cam Brook. To the north west is 'The Hoo' which is the hill backdrop to the town when approaching along the B4081. The Hoo is an outlier of the High Wold to the north west of the town. It has steep slopes with small pastures with gappy and outgrown hedges and fences. There is ridge and furrow in a number of fields which contribute to the character. There are also old orchards on some of the slopes.

1.6 To the north west of the town directly north of the school is a less distinctive low ridge. This consists of larger fields in both arable and pasture use. Closer to the town are allotments. The urban form of the town respects the form of this low ridge by wrapping around its southern edge. Therefore, the town is

not apparent from the north, and the ridge is an important part of the backdrop to the town when approaching from the south.

1.7 The Cam Brook valley on the eastern edge of the town is characterised by flat floodplain with prominent blocks of poplars, other riparian trees, low hedges and fences. From the valley there are important views to the church and village edge from a distance. Closer to the commercial development in the valley floor near the former station is apparent set within trees. Further into the centre, Coney Gree to the north of the Cam Brook is a very unusual, elevated area with distinctive topography related to ancient ruins. Like the valley, Coney Gree has a strong visual link to the church and contributes to its setting.

1.8 To the south of the town the landscape consists of larger fields of arable land with a less intimate scale than the landscape that surrounds the north western edge of the town. There is also a green open gap between the settlement and Broad Campden to the south.

Relationship of the Settlement with the Landscape

1.9 The settlement has the following key relationships with the surrounding landscape:

Positive

- The linear urban form relates very strongly to the valley sides and generally does not intrude onto the 'top' land. When viewed from a distance the town is seen nestling in the landscape.
- The church and tower is the central focal feature and main landmark.
- Because of the generally linear urban form there is a direct visual linkage between the town and the agricultural land surrounding it. This is most evident around the Hoo and the Cam Brook valley.
- The Coney Gree and part of the Cam Brook Valley together constitute the essential landscape setting for the church.

Negative

- In-fill development, although limited when compared with other Cotswold settlements, has reduced the linear nature of the town and the key relationship with topography is being obscured to some extent.

Landscape sensitivity considerations

1.10 The area is within the Cotswolds National Landscape which has been judged to be of National landscape importance. The relationship between town and landscape is one of the most important in the Cotswolds.

1.11 The ability of the landscape surrounding the settlement to accommodate further development is limited because the valley sides and ridge tops are visually exposed. Large scale development would compromise the linear character of the town.

1.12 The floodplain has generally been kept clear of development in the past and large scale development along it would compromise the landscape setting of the town.

Constraints to be taken into account

1.13 The constraints are shown on Figure CC2 and are summarised below:

- National Landscape designation covering all of the surrounding landscape and the town.
- The Coney Gree is a Scheduled Monument
- Conservation Area
- Numerous footpaths south of the Coney Gree
- The Heart of England Way, Monarch's Way and Diamond Way

1.14 The valley floor to the east of the town is also constrained by a 100m buffer around the sewage works.

Areas where development is not suitable

1.15 Areas where development is not considered suitable in accordance with the criteria set out in Section 2.0 are:

- The valley floor of the Cam and the Coney Gree to the south of the church. This area is fundamental to the character and setting of the town.
- View corridors and vistas to the church and tower.
- The steep slopes on the north west edge of the town which importantly provide the town's landscape backdrop.
- The low ridge directly to the north of the school which is also important to the setting of the town and helps accentuate the linear form of the village.

- Landscape to the south between Chipping Campden and Broad Campden.
- Rising ground to the east.

Suggested environmental improvements

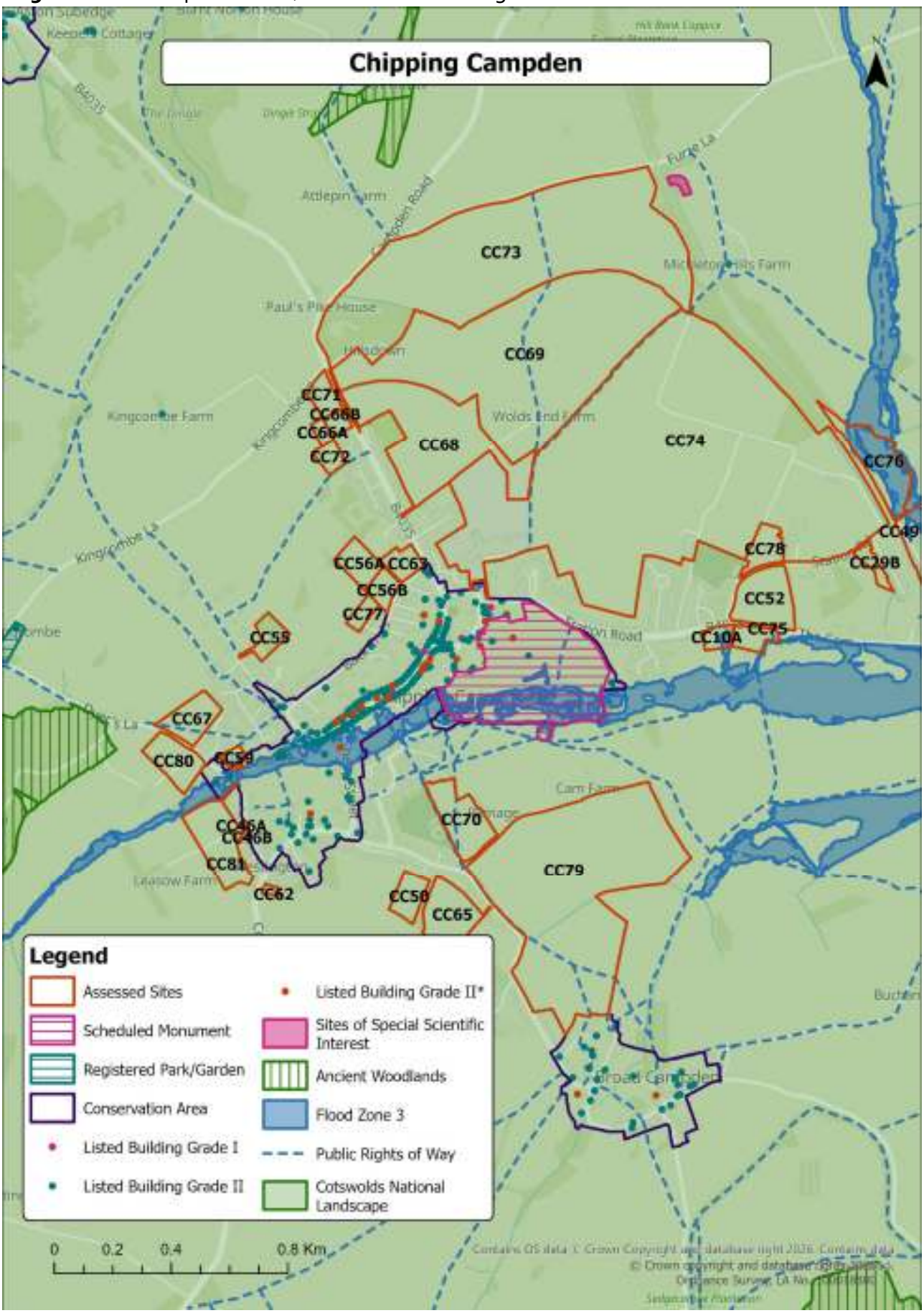
1.16 The following areas may benefit from environmental improvements:

- The employment site at the old station would benefit from landscape infrastructure planting and screening on the approach from the town especially to the south east.

Figure A1: Context and Landscape Character Types and Areas



Figure A2: Development Sites, Constraints and Designations



Stage 1 Assessments

1.1 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	CC10A	CC29B	CC46A/CC4	CC47A	CC49	CC50	CC52	CC53	CC55	CC56/63	CC59	CC62	CC65	CC66A	CC66B	CC67	CC68	CC70	CC71	CC72	CC75	CC77	CC78	CC79	CC80	CC81
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)																										
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground																										
	Falls within clear views from public vantage points (roads, PROWs, hills)																										
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form																										
	Introduce a significant area of built form into a rural or visually sensitive landscape.																										
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development																										
	Risks coalescence or erosion of settlement separation																										
Sites to be discounted																											
Stage 2 below			✓			✓		✓	✓			✓			✓	✓		✓										

Stage 2 Assessments

Site Reference: CC10A	**Settlement:** Chipping Campden

Description:

The site lies at the far eastern edge of Chipping Campden, within the Pastoral Lowland Vale Landscape Character Type (LCT) and more locally the Vale of Moreton Landscape Character Area (LCA). The parcel is bounded to the north-west and west by residential dwellings along the B4035 and Fereby Close, which afford private views across the site. To the north, the B4035 is contained by a strong tree belt, while to the south, vegetation associated with the River Cam screens much of the site from longer-distance views. The River Cam itself lies just beyond the southern boundary, with PRoW Footpath 19 following its course further south.

The landform falls gently towards the south, with the eastern part of the site located within Flood Zones 2 and 3. Public visibility is generally limited due to the tree belt and southern riparian vegetation, though private views are available from adjacent dwellings. The site sits beyond the Chipping Campden Conservation Area and Campden House, formal gardens and associated Scheduled Monument, and there are no listed buildings within the immediate vicinity, resulting in low heritage sensitivity.

The site lies within the Cotswolds National Landscape, which in this locality is characterised by lowland pasture, riparian corridors, and vegetated settlement edges that contribute to its special qualities of scenic beauty, rural tranquillity and settlement containment.

Evaluation:	**MEDIUM-LOW SENSITIVITY**

Justification:

CC10A is judged to have Medium-Low sensitivity due to its limited public visibility, modest topography, and peripheral location relative to Chipping Campden's historic core. The strong tree belt to the north and riparian vegetation along the River Cam to the south provide substantial visual and ecological containment, reducing susceptibility to change.

Heritage sensitivity is low, as the site lies outside the Conservation Area and away from designated assets. Some sensitivity arises from its role in defining the eastern settlement edge, private residential views, and the presence of Flood Zones 2 and 3 in the eastern section.

Within the Cotswolds National Landscape, the site contributes reasonably to special qualities of rural enclosure and settlement containment. However, overall, it is considered less sensitive than more open or historic parts of the settlement fringe, supporting a judgement of Medium-Low sensitivity.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale LCT
Landscape Character Area:	LCA 17B Vale of Moreton
Historic Landscape Character:	Pastoral floodplain enclosure with limited heritage associations.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Beyond the Chipping Campden Conservation Area, Campden House and gardens Scheduled Monument; no listed buildings in immediate vicinity. Biodiversity: Grassland, riparian vegetation and tree belts provide habitat connectivity. Other (floodplain, PRoWS): Eastern part of site lies within Flood Zones 2 and 3; Footpath 19 runs south of the Cam, outside the site boundary.	

Site Reference: CC29B	**Settlement: Chipping Campden**
Description: The 0.67 ha site is located to the east of Chipping Campden and would be an extension to Campden Business Park (aka Battle Brook Industrial Estate). There is already an access into the site from the industrial estate. The site is an irregularly shaped fallow field, which has gently sloping topography that falls towards the south-east. It is surrounded by Battle Campden Business Park to the east; Station Road to the north with open countryside beyond; a residential property (Orchard Leigh) and its grounds to the west; and a fruit plantation to the south. The parcel is located to the east of the Chipping Campden settlement and is comprised of a small grass covered field. The parcel is bound by a combination of fencing, hedgerow and trees. The parcel is allocated for employment use within the local plan. Beyond the northern boundary of the parcel is Station Road with agricultural fields beyond. This agricultural character is also present to the south although scattered dwellings are also present.	
Evaluation:	**MEDIUM SENSITIVITY**
Justification: The parcel is allocated within the Local Plan for employment use, and this use would be in keeping with the neighbouring context. The multiple built forms to the east screen the parcel from the wider rural landscape. Further employment development is unlikely to give rise to significant landscape change due to this existing context. Due to the neighbouring context and position of the parcel within the Cotswolds National Landscape it is considered to have **Medium** landscape sensitivity to change. Green Infrastructure improvements could be delivered through additional boundary planting to soften and assimilate built form within the parcel.	
Landscape Context:	
National Character Area:	NCA 107: Cotswolds
Landscape Character Type:	LCT: 17
Landscape Character Area:	LCA 17B Vale of Moreton
Historic Landscape Character:	-
Constraints/Designations: **Landscape**: Cotswolds National Landscape **Historic**: No listed buildings within the parcel or vicinity. No Conservation Area near the parcel. **Biodiversity**: The field is improved grassland, which has become fallow. This is unlikely to have significant biodiversity, although a detailed survey is required to confirm this. The field is surrounded by semi-mature trees along the north-eastern, south-western and northern boundaries, mostly Birch, Beech, Spruce and Willow, Sycamore and Horse Chestnut. The northern boundary contains more species diversity and is deeper than the other boundaries. The trees overhang substantially into the site and take up a reasonable amount of the available land. It is expected that the site can accommodate a development if biodiversity net gain measures are incorporated.	

Other (floodplain, PRoW): No PRoW within the parcel. Chipping Campden Footpath 57 is located a short distance to the south east of the parcel. Further PRoW are present within the local area.

Site Reference: CC46A/46B	**Settlement:** Chipping Campden
Description: The site is located on the western edge of Chipping Campden, accessed via the road to Leasow Farm off Blind Lane. It lies within the Farmed Slopes Landscape Character Type (LCT) and more locally the Vale of Moreton Farmed Slopes Landscape Character Area (LCA 15B). The parcel adjoins the Chipping Campden Conservation Area, with residential properties to the south and east, including George Barn, which lies within the Conservation Area boundary. The land is currently used as garden space, containing shrubs, trees, and domestic paraphernalia, giving it a distinctly backland and domestic character rather than open farmland. The site sits slightly higher than adjoining development to the east, increasing its visibility from nearby residential dwellings. To the west, the land remains open, allowing views across the surrounding farmed slopes, while the eastern boundary along Blind Lane presents a quiet residential frontage. There are no PRoWs crossing or adjoining the site, though private views are available from surrounding dwellings. The site lies within the Cotswolds National Landscape, which in this locality is characterised by rolling farmed slopes, intimate settlement edges, and the visual interplay between villages and open countryside. These features contribute to the area's special qualities of scenic beauty, settlement containment and historic rural character.	
Evaluation:	**MEDIUM SENSITIVITY**
Justification: CC46A/46B is judged to have Medium sensitivity, reflecting its location adjacent to the Conservation Area, proximity to historic properties such as George Barn, and its position on the western settlement edge of Chipping Campden. Although the site is currently garden space with a domestic use, it sits slightly elevated relative to neighbouring dwellings, making it perceptible to local residential receptors. The absence of PRoWs limits public visibility, but the open western boundary and its position on the edge of the farmed slopes mean the site retains some sensitivity in views from the west. The parcel contributes modestly to the setting of the Conservation Area and to the transition between the built edge and the wider landscape, supporting the settlement's rural containment. Within the Cotswolds National Landscape, the site forms part of the interface between village and countryside. However, its small scale and modified domestic use reduce susceptibility to development.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Farmed Slopes LCT

Landscape Character Area:	LCA 15B Vale of Moreton Farmed Slopes
Historic Landscape Character:	Backland garden space adjoining the historic settlement edge and Conservation Area.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Adjacent to the Chipping Campden Conservation Area Biodiversity: Garden vegetation and shrubs provide limited habitat interest. Other (floodplain, PRoWS): No PRoWs or flood zones within or adjoining the site.	

Site Reference: CC49	Settlement: Chipping Campden

Description: The 0.42 ha site is located to the east of Chipping Campden and is accessed from the north via Station Road. The northern half of the site is in active use by Campden and Chorley Food Research Association, which comprises several two and three storey buildings and surrounding surface level car parks. Campden BRI has grown from a small experimental station for the preservation of fruit and vegetables around the turn of the 20th Century to become one of the District's largest employers.

The parcel is located to the east of the Chipping Campden settlement and comprises a research facility made up of a number of buildings and parking areas. This is set within green open space bound by hedgerow and trees on the boundaries. Vegetation also crosses the parcel and highlights a historic field pattern. An agricultural field is also present within the south of the parcel. A watercourse crosses the parcel along a north/south axis, much of the south of the parcel is identified as being within a Flood Zone (3B). The historic field pattern within the parcel has been altered over time.

Beyond the northern, eastern and southern boundaries is a characteristic hedgerow bound field pattern. Watercourses cross several of these fields and flow to the low ground within the south of the parcel, which occupies a local shallow valley. To the west of the parcel is the railway line with a number of light industrial units beyond. Beyond these industrial units is a patchwork of low density dwellings before this meets with the Chipping Campden settlement edge.

There is a Public Right of Way (PRoW) present within the south of the parcel (Chipping Campden Footpath 57) that crosses along an east/west axis. Views of development and activity within the parcel are achieved from this public vantage. Filtered views from other footpaths in the local area are also achieved.

The site is disconnected from the town but is close to other employment uses, which have grown around and on top of the former Chipping Campden railway station. Chipping Campden Business Park is located to the west and there is a car showroom to the south-west, both of which are on the opposite side of the modern-day North Cotswolds railway line. The B4035 runs along the southern boundary. There is open countryside in all other directions.

Evaluation:	MEDIUM-HIGH

Justification:

Built form exists within the parcel already - further development within the north is unlikely to give rise to significant landscape change due to this existing context. The land within the south of the parcel has susceptibility due to its undeveloped rural character and position within the Flood Zone. Due to this varied character within the parcel and location within the Cotswolds National Landscape it is considered to have **Medium-High** landscape sensitivity,

Green Infrastructure improvements could be delivered through additional boundary planting to soften and assimilate built form within the parcel. Flood resistant planting

and SuDs provision along the watercourse within the north and east of the parcel could provide improved water management and biodiversity gain through habitat creation. Providing seating and/or activities within the space would provide benefit to workers at the facility. The public footpath should be retained along its historic course and managed as an important resource. The south of the parcel should retain its undeveloped rural context	
Landscape Context:	
National Character Area:	NCA 107: Cotswolds
Landscape Character Type:	LCT 17 Pastoral Lowland Vale
Landscape Character Area:	17B Vale of Moreton
Historic Landscape Character:	-
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: No listed buildings within the parcel or vicinity. No Conservation Area in the vicinity of the parcel Biodiversity: The site is not within or adjacent to an area covered by a formal nature conservation designation. However, it is located 490m to the west of the Cotswold Scarp Nature Improvement Area. The site is also modelled to be within a B-line. Furthermore, a substantial part of the site is modelled to be within a Great Crested Newt Amber Zone. Other (floodplain, PRoW): PRoW Chipping Campden Footpath 57 is present within the south of the parcel. Further PRoW are present within the local area.	

Site Reference: CC50	**Settlement:** Chipping Campden

Description:

The site lies beyond the southern settlement boundary of Chipping Campden, to the south of Catbrook Road, positioned behind residential properties and the Community Fire and Rescue Centre. It is located within the Pastoral Lowland Vale Landscape Character Type (LCT) and more locally the Vale of Moreton Landscape Character Area (LCA 17B).

The land is arable with individual small mature trees within the field. The site retains visible evidence of ridge and furrow, which provides historic time-depth and heritage value. The western boundary is arbitrary, not following the traditional enclosure pattern, and development here would fail to respect the historic field structure. The landform rises southwards, meaning any built form would extend development up the slope and break away from the compact settlement pattern, projecting into open countryside.

The site lies beyond the Chipping Campden Conservation Area, with no PRoWs or flood zones within or immediately adjoining the parcel. Visibility is largely localised, limited to views from Catbrook Road and nearby residential dwellings, although the elevated slope would make any development noticeable as a departure from the existing village form.

The site falls within the Cotswolds National Landscape, which in this area is characterised by gently rolling pastoral land, historic field systems, and compact hill-edge settlements.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:
CC50 is assessed as having Medium-High sensitivity, primarily due to its historic landscape value, the presence of ridge and furrow, and its relationship to the compact settlement form of Chipping Campden. The site's rising topography would make any development visually intrusive, projecting the built edge up the hillside and disrupting the town's well-defined containment identified in the Vale of Moreton LCA.

The arbitrary western boundary would further erode the historic enclosure pattern, increasing susceptibility to change. Although natural character is limited by arable use and there is no public access or recreational sensitivity, the site's time-depth, historic field structure, and prominent position justify a Medium-High overall sensitivity.

As part of the Cotswolds National Landscape, the site contributes to the special qualities of heritage character and distinctive settlements that define this part of Chipping Campden's setting.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale LCT
Landscape Character Area:	LCA 17B Vale of Moreton

Historic Landscape Character:	Arable land with visible ridge and furrow
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Beyond the Chipping Campden Conservation Area. However, ridge and furrow and historic enclosure pattern provide heritage time-depth. Biodiversity: Limited ecological interest beyond boundary features. Other (floodplain, PRoWS): No PRoWs within or adjacent to the site.	

Site Reference: CC52	**Settlement: Chipping Campden (White 2014)**
Description: The site comprises a small-medium sized arable field in the open countryside to the east of Station Road on the A4035 'The Cam'. A low rounded hill rises behind it to the north. An outgrown hedge lies on its eastern boundary beyond which are orchards and a few rural dwellings in well-spaced plots and smallholdings. A low cut hedge lies on its southern and western boundaries, where there are some maturing trees. To the west is the bowling green and the start of estates and ribbon development leading into Campden. On the south side of The Cam are outgrown hedges and trees and smallholdings/nurseries. As the site is low lying, there are no wide views although the site is highly visible from the A4035, which also reduces its tranquillity. It lies within the Cotswold National Landscape.	
Evaluation	**MEDIUM-HIGH SENSITIVITY**
Justification: The site has susceptibility to change through housing as it is in open countryside, contributes to the local rural character allowing views to the adjacent hill and any development would significantly extend the settlement east in the form of ribbon development. There is also no vegetated northern boundary. The rural dwellings to the east are no justification for extending the settlement in this location as they are very well spaced, separated by paddocks in some instances and are surrounded by mature vegetation and trees. They do not comprise a coherent settlement character. The site also lies within the Cotswold National Landscape.	
Landscape Context	
National Character Area	NCA 107: Cotswolds
Landscape Character Type	LCT 17 Pastoral Lowland Vale
Landscape Character Area	Vale of Moreton
Historic Landscape Character	A4p - Former unenclosed cultivation – now enclosed
Constraints/Designations Landscape: Within Cotswolds National Landscape Historic: none Biodiversity: none Other (floodplain, PROWs): PROWs lie to the south	

Site Reference: CC55	Settlement: Chipping Campden

Description:

Site C55 is located off Hoo Lane on the northern edge of Chipping Campden. The site lies to the east of Hoo Lane and comprises a sloping parcel of land situated between two existing residential properties, forming an area of backland beyond the established frontage development along the lane.

The site rises towards the north-east and is characterised by a mixture of grassland, woodland blocks, mature hedgerows and shrubs, creating an attractive, semi-parkland character that contributes positively to the rural setting of the settlement edge. The established vegetation provides a reasonable degree of enclosure, particularly in local views from Hoo Lane, although the rising landform creates the potential for the site to be visible in wider views from the surrounding landscape.

Hoo Lane is characterised by relatively low-density residential development, with dwellings generally set within spacious plots. Although the site is enclosed on three sides by existing residential curtilages, it retains a distinct undeveloped character and forms part of the transition between the settlement and the surrounding countryside.

PRoW Bridleway 4 commences adjacent to the site where it meets Hoo Lane before continuing northwards into the open countryside. Users of the bridleway experience the site as part of the rural setting to the settlement and the transition into the wider landscape.

The site lies beyond the setting of the Chipping Campden Conservation Area and nearby listed buildings. It is located outside Flood Zones 2 and 3.

The site lies within the Cotswolds National Landscape, within National Character Area 107 – Cotswolds, the Farmed Slopes Landscape Character Type and Landscape Character Area 15B Vale of Moreton Farmed Slopes. Historically, the site lies within Historic Landscape Character Type A2r – Former unenclosed cultivation now enclosed, characterised by less irregular enclosure patterns partly reflecting former unenclosed cultivation patterns, with enclosure pattens more regular than the norm.

Evaluation	MEDIUM TO MEDIUM-HIGH SENSITIVITY

Justification:

The site occupies a transitional position on the northern edge of Chipping Campden within the Cotswolds National Landscape. Whilst associated with existing residential development along Hoo Lane, it retains an undeveloped character and forms part of the rising countryside beyond the established settlement edge.

The western part of the site is more closely related to the existing built form, occupying backland between existing dwellings and benefiting from substantial enclosure provided by mature hedgerows, woodland and garden vegetation. Visibility

from the surrounding area is generally limited and development in this part of the site would be experienced largely in the context of the existing settlement. Consequently, the western part of the site is considered to have Medium landscape sensitivity.

Sensitivity increases towards the eastern part of the site where the land rises away from Hoo Lane and becomes more strongly associated with the wider countryside. The elevated landform increases the potential for visibility in wider views, whilst the woodland blocks, mature hedgerows and semi-parkland character make a positive contribution to local landscape character and the scenic qualities of the Cotswolds National Landscape. Development in this area would extend built form beyond the established development corridor and appear increasingly incongruous within the surrounding landscape

Although the site lies beyond the setting of the Conservation Area and nearby listed buildings, development would nevertheless erode the transition between the settlement and surrounding countryside. The presence of PRoW Bridleway 4 immediately adjacent to the western boundary also increases the sensitivity of the site, as users experience the site at the point where the route leaves the village and enters the open countryside.

Overall, the western part of the site has a stronger relationship with the existing settlement and is relatively contained, resulting in a Medium landscape sensitivity. This increases eastwards to Medium-High landscape sensitivity where the site becomes more visually prominent, more closely associated with the wider rural landscape and makes a greater contribution to the landscape character and special qualities of the Cotswolds National Landscape.

Landscape Context	
National Character Area	NCA 107: Cotswolds
Landscape Character Type	LCT Farmed Slopes
Landscape Character Area	15B Vale of Moreton Farmed Slopes
Historic Landscape Character	A2r – Former unenclosed cultivation now enclosed

Constraints/Designations

Landscape: Within Cotswolds National Landscape

Historic: Beyond the setting of the Chipping Campden Conservation Area and nearby listed buildings

Biodiversity: Woodland blocks, mature hedgerows, shrubs and scattered trees contributing to a semi-parkland character

Other (floodplain, PROWs): Outside Flood Zones 2 and 3. PRoW Bridleway 4 commences adjacent to the site along Hoo Lane.

Site Reference: CC59	**Settlement: Chipping Campden**
Description: The 0.42 ha site is located to the west of Chipping Campden, on the northern side of Park Road. The majority of the site is managed as a grassed garden area with a chicken run and a small stable. The site is surrounded by residential development to the south and west. To the east is a mixture of residential development, a BT telephone exchange and day nursery. A 30 dwelling development is now also under construction on the Leasows directly to the north (ref: 18/04995/REM). PRoW Chipping Campden Footpath 13 passes alongside the northern boundary and provides filtered views into the parcel. The south of the parcel is located within the Chipping Campden Conservation Area.	
Evaluation:	**LOW SENSITIVITY**
Justification: Given the surrounding developed context there is likely to be a limited impact on the special qualities of the Cotswolds National Landscape and the landscape in general. Given the recent permission for housing to the north the baseline context of the parcel has been altered. The development of the parcel would be seen within the context of the neighbouring structures present on all sides. Neighbouring development also limits the parcels visual envelope. Given the existing landscape and visual context, the parcel is considered to have **Low** landscape sensitivity, but it is noted that access and conservation issues are present.	
Landscape Context:	
National Character Area:	NCA
Landscape Character Type:	LCT 17 Pastoral Lowland Vale
Landscape Character Area:	17B Vale of Moreton
Historic Landscape Character:	-
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: No listed buildings within the parcel, some are located a short distance to the east and west. Chipping Campden Conservation Area is present within the south of the parcel Biodiversity: The site is predominantly maintained as a grassed area, which is unlikely to have significant ecological value. There are no buildings within the site that might accommodate bat roosts. There are also no ponds within or near the site. The surrounding trees and hedgerows are likely to provide habitat for a range of species, including nesting birds. It would be possible to incorporate these features within a well-designed development proposal. Biodiversity net gain measures would need to be incorporated into a development proposal Other (floodplain, PRoW): No PRoW within the parcel. But Chipping Campden Footpath 13 is located along northern boundary of the parcel. Further PRoW are present within the local area	

Site Reference: CC62	**Settlement:** Chipping Campden

Description:

The site is located on the south-western edge of Chipping Campden, to the east of the B4081/Conduit Hill. It comprises an existing residential property with garden and associated domestic paraphernalia, giving it a modified and partly developed character.

The site lies within the Farmed Slopes Landscape Character Type (LCT) and more locally the Vale of Moreton Farmed Slopes Landscape Character Area (LCA 15B), with the Pastoral Lowland Vale LCT extending beyond the northern boundary. To the north, the site adjoins existing residential development, while to the south, land rises across open pastoral fields forming the rural backdrop to the settlement. The roadside boundary to the west is strongly vegetated, limiting visibility from the B4081, although the site is visible from its access point.

There are no PRoWs crossing the site or within the immediate surrounding landscape, and it lies outside the Chipping Campden Conservation Area, which is focused around the historic settlement core to the north. The nearest listed building, Leysgarth (Grade II), is located approximately 150 metres to the north-east.

The site lies within the Cotswolds National Landscape, which in this area is characterised by rolling farmed slopes, enclosed settlement edges, and the interplay between historic built form and the surrounding pastoral landscape.

Evaluation:	**MEDIUM-LOW SENSITIVITY**

Justification:

CC62 is assessed as having Medium-Low sensitivity due to its partly developed residential character, limited visibility, and lack of public access. Although the landform rises to the south and the site sits within the Vale of Moreton Farmed Slopes LCA, its contribution to local landscape character is reduced by existing housing and domestic influence.

Historic sensitivity is limited, given its separation from the Conservation Area and listed buildings, and the absence of PRoWs or recreational receptors further lowers susceptibility. The strong roadside vegetation provides visual containment, ensuring that the site does not play a significant role in defining the settlement's rural edge.

As part of the Cotswolds National Landscape, the site makes only a limited contribution to special qualities of tranquillity and settlement containment, given its modified and residential character. Overall, it is less sensitive than more open or undeveloped parts of the settlement fringe.

Landscape Context:

National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Farmed Slopes LCT
Landscape Character Area:	LCA 15B Vale of Moreton Farmed Slopes
Historic Landscape Character:	Modified residential edge with garden enclosure adjoining pastoral farmland.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Outside the Chipping Campden Conservation Area; nearest listed building is Leysgarth (Grade II) c.150m north-east. Biodiversity: Roadside vegetation and garden planting provide some biodiversity interest. Other (floodplain, PRoWS): No PRoWs or floodplains within or near the site.	

Site Reference: CC66A	**Settlement:** Chipping Campden

Description: The site is located at the northern edge of Chipping Campden, to the east of Aston Road (B4035). It predominantly comprises of several agricultural buildings associated with the smallholding are located in the south-western corner of the site, while a chicken coop, orchard and grassed area are located in the north western part of the site.

The site rises to the west and is bound by housing to the south-east; agricultural land to the south west, west and north; and a smallholding (Hillside Nursery) to the north-west.

The parcel is partially screened by trees and other vegetation to the north, with the western boundary defined by a post and rail fence that has subdivided it from the wider field. The southern boundary is generally comprised of agricultural built form and domestic curtilage these features are interspersed with vegetation.

Public vantage points are limited due to the level of public access to the parcel and intervening built and vegetative features.

Evaluation:	**HIGH SENSITIVITY**

Justification: The agricultural buildings are characteristic of this rural location, their replacement with new housing development would not be. New housing within this parcel would erode the rural approach into the town along Aston Road and appear as ribbon development encroaching into the landscape around the settlement. When viewed from the public footpath to the south development would also appear as encroachment into the landscape to the west.

The site sits on higher ground than the land to the east. The topography continues to rise to the west of the existing buildings, making the sites position more prominent.

Due to the parcels location on elevated landform on the northern edge of the settlement, it is considered that development would encroach upon the rural landscape. This would be to the detriment of the special qualities of the Cotswolds National Landscape. Due to this, the parcel is considered to have High landscape sensitivity.

Landscape Context:

National Character Area:	NCA 107: Cotswolds
Landscape Character Type:	LCT 15 Farmed Slopes
Landscape Character Area:	LCA 15B Vale of Moreton Farmed Slopes
Historic Landscape Character:	-

Constraints/Designations:

Landscape: Cotswolds National Landscape

Historic: No listed buildings present within or adjacent to the parcel. Not within the Conservation Area.

Biodiversity: The field is grazed pasture and is surrounded by trees to the east and a hedgerow to the north, which are likely to have ecological value. It would be possible

to incorporate the majority of these features within a development proposal on this site, although part of the frontage hedge may need to be removed to enable access from Aston Road. The farm buildings may also provide habitat for roosting bats, nesting Swallows, and Barn Owls.

Other (floodplain, PRoW): No PRoW present within the parcel. Nearest footpath is beyond neighbouring development to the south (CHIPPING CAMPDEN FOOTPATH 5).

Site Reference: CC66B	**Settlement:** Chipping Campden

Description: The site is located at the northern edge of Chipping Campden, to the east of Aston Road (B4035). It predominantly comprises a reasonably small square shaped field that forms part of a smallholding.

The site is flat and has a narrow established access track running along the south-eastern boundary, providing access from Aston Road.

The site is bordered by Aston Road to the east, several agricultural buildings associated with the smallholding to the west, housing to the south-east; agricultural land to the south west, west and north; and a smallholding (Hillside Nursery) to the north-west.

The parcel is partially screened by trees and other vegetation to the north and east, this filters views from Aston Road.

Public vantage points are limited due to the level of public access to the parcel and intervening built and vegetative features.

Evaluation:	**MEDIUM SENSITIVITY**

Justification: The parcel contributes to the rural approach along Aston Road. Whilst development would extend built form beyond the existing settlement edge and introduce a degree of ribbon development along the road corridor, the site is relatively flat and benefits from a reasonable degree of enclosure from existing vegetation and surrounding development.

Public visibility is generally limited, with views largely confined to users of Aston Road and the immediate local area. As a result, development would not be widely experienced within the surrounding landscape and would have a more localised influence on landscape character than more exposed edge-of-settlement sites.

Although development would diminish the rural character of this approach to the settlement, the site's contained nature, relatively limited visibility and close association with the existing built form reduce its overall sensitivity. Consequently, the parcel is considered to have **Medium landscape sensitivity**.

Landscape Context:	
National Character Area:	NCA 107: Cotswolds
Landscape Character Type:	LCT: 15 Farmed Slopes
Landscape Character Area:	LCA: 15B Vale of Moreton Farmed Slopes
Historic Landscape Character:	-

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: No listed buildings present within or adjacent to the parcel. Not within the Conservation Area.

Biodiversity: The field is grazed pasture and is surrounded by trees to the east and a hedgerow to the north, which are likely to have ecological value. It would be possible to incorporate the majority of these features within a development proposal on this site, although part of the frontage hedge may need to be removed to enable access from Aston Road. The farm buildings may also provide habitat for roosting bats, nesting Swallows, and Barn Owls.
Other (floodplain, PRoW): No PRoW present within the parcel. Nearest footpath is beyond neighbouring development to the south (CHIPPING CAMPDEN FOOTPATH 5).

Site Reference: CC67	**Settlement:** Chipping Campden

Description:

The site lies on the north-western edge of Chipping Campden, north of Olimpick Drive, with a recent residential development immediately to the south. To the west, the site adjoins Dyers Lane, where a strong tree belt largely screens views from the road. To the east, it borders existing dwellings off Littleworth, while to the north and west, the land opens onto arable farmland and the wider valley slopes.

The site is currently in arable use and forms part of the valley slopes that rise to the north, which play an important role in defining the northern containment of Chipping Campden. This topography contributes to the settlement's distinct structural relationship with the surrounding landscape. The site is traversed by PRoW Footpath 1 (HCC1), linking the settlement to the countryside, while the Cotswold Way (Bridleway 4) and PRoW Footpath 3 run to the north-east, offering elevated views across the slopes towards the settlement edge.

The site lies beyond the Chipping Campden Conservation Area, and there are no listed buildings nearby. It sits within the Farmed Slopes Landscape Character Type (LCT) and the Vale of Moreton Farmed Slopes Landscape Character Area (LCA 15B), characterised by rolling farmland, hedgerows, and prominent valley slopes.

The site also lies within the Cotswolds National Landscape, where the pattern of compact hill-edge settlements and open farmland contributes to its special qualities of scenic beauty and rural tranquillity.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:
CC67 is assessed as having Medium-High sensitivity, primarily due to its sloping topography forming part of the valley side that defines Chipping Campden's northern structure. Development would extend built form up the slope beyond the settlement edge established by Olimpick Drive, creating the perception of encroachment into open countryside and diminishing the clarity of the valley containment.

While the site's natural and historic value is relatively limited, being arable and located away from designated heritage assets, its form, visibility, and landscape role increase susceptibility. The site is visually prominent from local PRoWs, including Footpath 1 (HCC1), Footpath 3, and the Cotswold Way, all of which offer views across the valley slopes towards the settlement edge.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Farmed Slopes LCT
Landscape Character Area:	LCA 15B Vale of Moreton Farmed Slopes

Historic Landscape Character:	Arable farmland forming part of the valley slopes around Chipping Campden.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Beyond the Conservation Area; no listed buildings in close proximity. Biodiversity: Limited habitat within the arable field; tree belts along east and west site boundaries provide biodiversity value. Other (floodplain, PRoWS): Footpath 1 (HCC1) crosses the site; Footpath 3 and the Cotswold Way (Bridleway 4) to the north-east offer further views.	

Site Reference: CC68	**Settlement:** Chipping Campden

Description: The 13.3 ha site is located at the north-eastern edge of Chipping Campden, to the east of Aston Road (B4035). It incorporates several fields used for arable and pastoral farming. The western part of the site is largely flat but the eastern part of the site sits on the crest of a hill and the topography falls away to the east.

It generally comprises a series of arable fields bound by hedgerows, trees and wire/rail fencing of varying density and quality.

The western boundary is partly bound by Aston Road to the east. There is also housing and The Bratches allotment gardens, which are adjacent to part of the eastern and southern boundaries. The site has no defined northern boundary, and the site boundary cuts across an existing field. The extensive grounds of a residential property (known as Hillsdown) and further agricultural land are located further to the north. The south-eastern boundary abuts Chipping Campden School. Open countryside extends from the eastern boundary.

Evaluation:	**HIGH SENSITIVITY**

Justification:

There are significant landscape concerns regarding further development. This is based on the parcel's location on elevated ground within the rural and valued National Landscape. The proposal would be a further large extension of the settlement and would not accord with the historic field pattern. The introduction of trees belts may help to filter views of new development from the wider landscape. However, the introduction of trees in itself would change the character of this open part of the National Landscape. The site is also sensitive in that it occupies a prominent location on the approach into Chipping Campden from the long-distance footpaths known as the Monarch's Way and The Heart of England Way. It is also part of the rural setting of Chipping Campden on the approach to the town from Aston Road. Due to this, development is considered to have a **High** landscape sensitivity to change.

Landscape Context:

National Character Area:	National Character Area 107: Cotswolds
Landscape Character Type:	Landscape Character Type: 17
Landscape Character Area:	Landscape Character Area: 17B Vale of Moreton
Historic Landscape Character:	-

Constraints/Designations:

Landscape: Cotswolds National Landscape

Historic: No listed buildings present within or near the parcel. Not within the Conservation Area

Biodiversity: An ecological appraisal was provided to support the planning permission for 76 dwellings. This confirmed that Skylarks, a priority red list species, were breeding on the site. In that particular case, Skylark compensation was possible within the landholding of the applicant to compensate for the loss of habitat. However, further development would require a greater take-up of land and further loss of habitat. This would require further specialist expertise to assess the extent of this issue.

The extant planning permission for 76 dwellings also required the removal of a section of hedgerow to accommodate a new road through the site. This required compensatory hedgerow planting. There are further hedgerows that divide the field boundaries if the site were to be extended. These hedgerows would ideally need to be retained within the design of any new development.

The site is not located within an area covered by a formal nature conservation designation. However, part of the proposed site is modelled to be within a Great Crested Newt (GCN) Red and Amber Zone, where the likelihood of GCNs is being present is higher. Further surveys would be required to understand this issue. The site is also located close to several patches of Priority Habitat to the north and west – these are 'Deciduous Woodland' and 'Traditional Orchard' habitats. There is potential to help improve the green infrastructure connectivity between these patches through the development of this site.

Other (floodplain, PRoW): No PRoW are present within parcel. Adjacent to the eastern boundary of the parcel is Chipping Campden Footpath 7 and 9. These are also identified within the long distance footpaths known as The Monarch's Way and The Heart of England Way.

Site Reference: CC70	**Settlement:** Chipping Campden

Description:

The site lies to the east of George Lane (Restricted Byway 22), with access from Catbrook, on the southern edge of Chipping Campden. To the west, the site adjoins existing recreational land, including playfields, tennis courts, and a playground, while to the east, it is bounded by a farmstead and pastoral fields extending into the open countryside.

The land comprises gently undulating pastoral grassland enclosed by vegetated boundaries, with clear north-easterly views towards the Church of St James (Grade I listed) a landmark feature within the Chipping Campden Conservation Area. The Campden House, its formal gardens, and associated medieval cultivation earthworks (Scheduled Monument) lie approximately 350 metres away, contributing to the site's rich historic setting.

Public Footpath 18 crosses the site on a north-east to south-west alignment, while another PRoW runs along the western boundary on George Lane, creating frequent public views and high levels of recreational activity.

The site lies within the Pastoral Lowland Vale Landscape Character Type (LCT) and more locally the Vale of Moreton Landscape Character Area (LCA 17B), characterised by low-lying pastoral farmland, hedgerows, scattered trees, and historic village settings. It also forms part of the Cotswolds National Landscape, where settlement edges framed by pasture and open rural valleys contribute to the area's special qualities.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:
CC70 is assessed as having Medium-High sensitivity, reflecting its heritage context, recreational access, and role in defining the southern settlement edge of Chipping Campden. The site comprises typical pastoral land within the Vale of Moreton LCA (17B), forming part of the open vale that defines the town's southern approach. Its visual connection to the Grade I listed Church of St James and the Campden House Scheduled Monument heightens sensitivity, as these landmarks contribute strongly to the historic and scenic identity of the area.

Although bounded by recreation grounds to the west and vegetation along George Lane, development would extend the settlement southwards into the open vale, weakening the compact settlement form and altering the relationship between village and surrounding countryside.

As part of the Cotswolds National Landscape, the site contributes to special qualities of heritage setting, settlement containment and tranquillity.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale LCT

Landscape Character Area:	LCA 17B Vale of Moreton
Historic Landscape Character:	Pastoral fields forming part of the setting of Chipping Campden Conservation Area and nearby designated heritage assets.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: In the setting of the Chipping Campden Conservation Area, Church of St James (Grade I), and the Campden House Scheduled Monument (c. 350m north east), with other listed buildings nearby. Biodiversity: Pastoral grassland and boundary vegetation provide habitat value. Other (floodplain, PRoWS): Footpath 18 crosses the site. PRoW Footpath 23 follows the western boundary along George Lane. Located outside Flood zone 2 and 3.	

Site Reference: CC71	**Settlement:** Chipping Campden
Description: The site is located beyond the northern edge of Chipping Campden, at the junction of Kingscombe Lane and the B4035. It is enclosed by a dense vegetated boundary, which restricts wider visibility from the surrounding landscape. To the south lie small pastoral fields leading to the existing residential edge along the B4035/Aston Road, while to the west sits an isolated residential property (Hillside Nursery). To the north, the land opens into undeveloped countryside beyond Kingscombe Lane. There are no PRoWs within or adjoining the site, and it is not located within Flood Zones 2 or 3. However, the site is detached from the main settlement, and development here would introduce built form into open countryside, breaking the established compact edge that defines the town's northern boundary. The site lies within the Farmed Slopes Landscape Character Type (LCT) and more locally the Vale of Moreton Farmed Slopes Landscape Character Area (LCA 15B), characterised by rolling slopes, pastoral fields, and hedgerow boundaries surrounding historic settlements. It also lies within the Cotswolds National Landscape, where compact hill-edge villages and rural tranquillity contribute to the area's special qualities of scenic beauty, settlement containment, and rural character.	
Landscape Sensitivity:	
Physical character (inc. topography and scale)	Pastoral land of small scale consistent with local farmland; topography is not strongly pronounced but contributes to the settlement fringe.
Natural Character	Pastoral use with strong vegetated boundaries provides good natural character and ecological value compared with more developed settlement edges.
Historic landscape character	No direct associations with designated heritage assets, though it contributes to the historic rural setting north of Chipping Campden.
Form, density, identity and setting of existing settlement/development	Separated from the main village, development would represent encroachment into the countryside and a departure from the settlement form.
Views and visual character including skylines	Dense vegetation provides screening. No skylines are affected.
Access and recreation	No PRoWs cross or adjoin the site; recreational sensitivity is low.
Perceptual and experiential qualities	Currently experienced as part of the rural setting north of the settlement, with strong enclosure and separation reinforcing a sense of countryside.
Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:
CC71 is assessed as having Medium-High sensitivity. Although the site is well enclosed by vegetation, which currently restricts public visibility and contributes to a strong natural structure, its location beyond the northern settlement edge means development would appear as a distinct encroachment into open countryside, eroding the compact settlement form and the clear rural setting of Chipping Campden.

While the site has limited heritage sensitivity and no recreational access, it nonetheless contributes to the perceptual qualities of separation and tranquillity that define the northern approach to the town. As part of the Cotswolds National Landscape, the site reinforces the special qualities of settlement containment, rural tranquillity and scenic value.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Farmed Slopes LCT
Landscape Character Area:	LCA 15B Vale of Moreton Farmed Slopes
Historic Landscape Character:	Pastoral enclosure contributing to the rural setting of Chipping Campden.

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: No designated assets within or immediately adjoining the site; contributes to wider rural setting.
Biodiversity: Strong boundary vegetation provides ecological value.
Other (floodplain, PRoWS): No PRoWs cross or adjoin the site; not within Flood Zones 2 or 3.

Site Reference: CC75	**Settlement:** Chipping Campden
Description: The site lies beyond the eastern edge of Chipping Campden, on land south of The Cams, within the Pastoral Lowland Vale Landscape Character Type (LCT) and more locally the Vale of Moreton Landscape Character Area (LCA 17B). It occupies a position east of the settlement, beyond existing housing along the B4035 and Fereby Close. The parcel comprises a mix of grassland and partly brownfield land, including a barn-type building and areas of associated storage and paraphernalia, reflecting an existing rural or semi-commercial use. The site boundaries are defined by trees, providing a sense of enclosure and containment, and the landform is relatively flat. There are no PRoWs crossing or adjoining the site, and it lies within Flood Zones 2. The Chipping Campden Conservation Area, Campden House Scheduled Monument, and nearby listed buildings are located further to the west, beyond the existing residential edge. The site forms part of the Cotswolds National Landscape, which in this area is characterised by lowland pasture, tree belts, and small-scale rural land parcels associated with compact hill-edge settlements.	
Evaluation:	**MEDIUM SENSITIVITY**
Justification: CC75 is assessed as having Medium sensitivity, reflecting its disconnected position beyond the eastern settlement edge and its partly brownfield, modified character. While natural and historic sensitivities are limited, the site's physical separation from the built form increases susceptibility to change, as development would extend built form further into open countryside. The site is not widely visible, with views largely contained by vegetation and landform, and it lacks strong heritage associations. However, it plays an important role in maintaining the open rural setting east of Chipping Campden, helping to preserve settlement containment and the transition to the wider pastoral valley landscape.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale LCT
Landscape Character Area:	LCA 17B Vale of Moreton
Historic Landscape Character:	Modified enclosure with existing rural and brownfield influences forming part of the settlement's wider edge.

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: Outside the Chipping Campden Conservation Area and Campden House Scheduled Monument; no listed buildings nearby.
Biodiversity: Strong boundary vegetation provides ecological value.
Other (floodplain, PRoWS): No PRoWs cross or adjoin the site; Located within Flood Zones 2.

Site Reference: CC77	**Settlement:** Chipping Campden

Description:

The site is located adjacent to and directly connected with the small residential cul-de-sac known as The Stables, off Back Ends, on the north-western side of Chipping Campden. It comprises an area of steeply sloping pastoral grassland, rising sharply away from the existing cul-de-sac and forming part of the open hillside beyond the settlement edge.

The site is bounded on both sides by strong tree belts, which are protected by Tree Preservation Order 06/00084/TPO, providing a degree of enclosure while reinforcing the wooded slope character. Despite this containment, the land rises to a noticeably higher elevation than existing development, meaning any extension would project built form up the slope and into more exposed countryside.

Back Ends lies within the Chipping Campden Conservation Area with the Listed Woodbine Cottages located to the south of Back Ends. Development would therefore sit above and behind this historic part of the village, reducing the sense of a green and rising landscape backdrop to the Conservation Area when viewed from within it.

The site is not crossed by any PRoWs and is not located within Flood Zones 2 or 3. It lies within the Farmed Slopes LCT, and more locally the Vale of Moreton Farmed Slopes LCA (15B). The site also lies within the Cotswolds National Landscape, where sloping pastoral land, wooded valley sides, and clear settlement containment are key special qualities.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

CC77 is assessed as having Medium-High sensitivity, reflecting its steeply sloping landform, elevated position, and strong relationship with the historic core of Chipping Campden. Although the site is physically connected to an existing cul-de-sac, development would extend built form up the slope, contrasting with the established settlement pattern and increasing visual prominence.

The site forms part of the landscape backdrop to the Conservation Area, and development would reduce the sense of rising open land behind historic streets and listed buildings, including Woodbine Cottages. The presence of TPO-protected tree belts and the site's location within the Cotswolds National Landscape further increase sensitivity, as the sloping pastoral land and wooded margins contribute to special qualities of scenic beauty, settlement containment, and historic setting.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Farmed Slopes
Landscape Character Area:	LCA 15B – Vale of Moreton Farmed Slopes
Historic Landscape Character:	A2r Former unenclosed cultivation now enclosed.

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: Within the setting of the Chipping Campden Conservation Area. Listed buildings nearby including Woodbine Cottages (Grade II) Listed Entry 1224250
Biodiversity: Tree belts subject to Tree Preservation Order (06/00084/TPO) providing ecological value
Other (floodplain, PRoWS): Not located within Flood Zones 2 or 3. No PRoWs crossing or adjoining the site

Site Reference: CC78	**Settlement:** Chipping Campden

Description:

The site is located on land north of Station Road, to the east of Chipping Campden, and is physically disconnected from the main settlement. It comprises a mixed parcel of pastoral fields and areas of domestic garden and storage space adjacent to the road, with trees and shrubs contributing to a semi-managed appearance along the settlement fringe.

The land sits on higher ground relative to land to the south-west, giving the site a more elevated position in relation to the existing settlement. The western boundary is defined by a mature hedgerow and trees, while the Station Road frontage is also contained by hedgerow vegetation. To the north and west lie existing agricultural buildings and associated land, although the site remains open to the wider rural landscape to the north, reinforcing its countryside context.

Although there are no PRoWs crossing or adjoining the site, the site is visible in local views and contributes to the rural approach to Chipping Campden from the east. The site is not located within Flood Zones 2 or 3, and there are no Conservation Area boundaries or listed buildings in close proximity.

The site lies within the Pastoral Lowland Vale LCT, and more locally the Vale of Moreton LCA (17B). It also lies within the Cotswolds National Landscape, where gently sloping pastoral land, hedgerow patterns, and the sense of settlement containment and rural separation influence the special qualities.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

CC78 is assessed as having Medium-High sensitivity, reflecting the balance between its moderate natural character and elevated, detached position relative to Chipping Campden. While the site includes areas of domestic use and storage that reduce overall landscape integrity, its pastoral fields, hedgerows, and trees contribute to the rural character typical of the Vale of Moreton.

The site's separation from the main settlement and its position on higher ground mean that development would extend built form further into the countryside, reducing settlement containment. However, the absence of nearby heritage assets, lack of PRoWs, and limited wider visibility reduce overall susceptibility.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	LCA 17B – Vale of Moreton
Historic Landscape Character:	A4P Former unenclosed cultivation now enclosed.

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: Historic setting of the settlement
Biodiversity: Pastoral land with hedgerows, trees, and shrubs providing habitat value
Other (floodplain, PRoWS): None known

Site Reference: CC80	**Settlement:** Chipping Campden

Description:

The site lies to the south-west of Dyers Lane, on land that is physically separated from the main built extent of Chipping Campden. It comprises a parcel of land that is relatively flat, although it sits on slightly higher ground relative to Dyers Lane, reinforcing its sense of elevation and separation from the settlement.

The eastern boundary along Dyers Lane is defined by a dense belt of mature mixed-species trees, providing strong containment and visual screening. The southern boundary is similarly enclosed by mature trees, contributing to a strong sense of enclosure and tranquillity. In contrast, the south-western boundary is more open and arbitrary, with an access serving a nearby residential property, but also directly associated with open countryside beyond.

The site has a notably quiet and secluded character, with strong vegetated boundaries limiting visibility from surrounding roads and development. Despite this containment, the site reads clearly as a countryside parcel, detached from the settlement edge rather than forming a natural extension of it.

The site lies within the Farmed Slopes LCT, and more locally the Vale of Moreton Farmed Slopes LCA (15B). The Chipping Campden Conservation Area lies to the south-east, although strong intervening vegetation means the site is largely visually separated from it. The site is not crossed by PRoWs and is outside Flood Zones 2 and 3. It also lies within the Cotswolds National Landscape, where wooded slopes, settlement containment, and tranquillity are inherent to the key special qualities.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

CC80 is assessed as having Medium-High sensitivity, reflecting its clear separation from the settlement, tranquil character, and strong association with open countryside rather than the built edge of Chipping Campden. Although the site is well contained by mature tree belts, this enclosure reinforces its rural character rather than reducing sensitivity.

Development would introduce built form onto land that currently reads as countryside, extending the settlement in a manner that is incongruous with the established settlement pattern. The site's elevated position, open south-western boundary, and relationship to the Farmed Slopes landscape increase visual and perceptual sensitivity.

Within the Cotswolds National Landscape, the site contributes to special qualities associated with tranquillity, wooded slopes, and settlement containment. The loss of these qualities through development would be notable.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Farmed Slopes
Landscape Character Area:	LCA 15B – Vale of Moreton Farmed Slopes
Historic Landscape Character:	A2r Former unenclosed cultivation now enclosed.

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: Conservation Area lies to the south-east, though the site is visually separated by strong vegetation
Biodiversity: Mature tree belts and mixed-species woodland edges provide habitat value
Other (floodplain, PRoWS): Not located within Flood Zones 2 or 3. No PRoWs crossing or adjoining the site

Site Reference: CC81	**Settlement:** Chipping Campden
Description: The site is located west of the Chipping Campden Conservation Area, accessed off Blind Lane and lying east of Leasow Farm. It occupies land positioned behind the established settlement edge, forming part of the western settlement hinterland rather than a contained infill parcel. The site is connected to the settlement but remains clearly influenced by surrounding countryside. The landform is gently sloping, falling northwards towards a wooded valley. A strong tree belt along the southern boundary provides enclosure and screens views from adjoining land, while the western boundary is open and arbitrary, lacking a defensible landscape feature and allowing visual and physical connection with open countryside beyond. The site comprises pastoral land, with potential ridge and furrow evident within the southern field, indicating historic agricultural use and time-depth. The parcel is visible from Blind Lane, where it is experienced as part of the rural edge of the settlement, and is also visible from sections of Conduit Hill, increasing visual sensitivity. There are no PRoWs crossing or adjoining the site, and it lies outside Flood Zones 2 and 3. The site falls within the Farmed Slopes LCT, more locally the Vale of Moreton Farmed Slopes LCA (15B). It also lies within the Cotswolds National Landscape, where sloping farmland, wooded valleys, and settlement containment are inherent to its special qualities.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
CC81 is assessed as Medium-High sensitivity, reflecting its scale, sloping landform, historic landscape features, and its role in defining the western rural setting of Chipping Campden. Although connected to the settlement, the site reads as a backland countryside parcel, and development would represent a substantial extension beyond the established settlement form. The presence of potential ridge and furrow, visibility from Blind Lane and Conduit Hill increase both visual and historic sensitivity. The arbitrary western boundary further reduces capacity for development, as built form would appear exposed and poorly integrated with the surrounding landscape. Within the Cotswolds National Landscape, the site contributes to special qualities associated with sloping farmland, wooded valleys, and the clear distinction between settlement and countryside. Development would erode these qualities and diminish the legibility of the settlement edge.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Farmed Slopes

Landscape Character Area:	LCA 15B – Vale of Moreton Farmed Slopes
Historic Landscape Character:	A2r Former unenclosed cultivation now enclosed.
Constraints/Designations:	
Landscape: Cotswolds National Landscape	
Historic: Lies west of the Chipping Campden Conservation Area. Potential ridge and furrow.	
Biodiversity: Mature tree belts and mixed-species woodland edges provide habitat value	
Other (floodplain, PRoWS): Not located within Flood Zones 2 or 3. No PRoWs crossing or adjoining the site	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 14 – Cirencester

COTSWOLD
District Council

Settlement character

1.1 Cirencester is the largest town in the District with a population of around 20,000. It is located roughly halfway between Swindon and the M4, 15 miles to the south east, and Gloucester, Cheltenham and M5 to the north west.

1.2 The town is at the crossing points of around 13 roads. The most important originated in Roman times when the town was the second largest settlement in Britain. They are characteristic features of the Cotswold landscape. They include:

- The Fosse Way which runs along the length of the Cotswolds linking other key settlements such as Moreton-in-Marsh, Stow-on-the-Wold, Bourton-on-the-Water and Northleach.
- Ermin Way which forms the line for the Gloucester to Swindon Road.
- Akeman Street which runs north east to Bicester
- The Whiteway, an old saltway running to Droitwich, runs due north following the high, open ground of the Cotswolds.

1.3 These roads form a structure which has defined the development of Cirencester – the character of each segment often contrasting significantly with adjacent areas.

1.4 During the late 18th century, a canal spur from Siddington linked the town with the Thames and Severn Canal. In the 19th century, two railways were built linking the town, through two separate lines and stations, to Swindon, Gloucester and Cheltenham– one via Kemble. All these lines of communication are now defunct but evidence of their routes is still visible in embankments and belts of vegetation. The town is now reliant solely on roads and the dualled A417[T], bypassing the town to the north, provides the main access route.

1.5 Cirencester lies at the edge of the Cotswolds hill country in a hollow formed by the confluence of the River Churn and the Daglingworth Stream as they run south to join the Thames. The majority of the Cotswolds were cleared in the Bronze Age and the area became a productive, relatively well settled agricultural area. An Iron Age settlement was located a little to the east of the current town centre. Evidence of prehistoric settlement is at Tar Barrow, west of Fosse Way as it leaves the town northwards. Partly because of the prosperity of the area, the site was chosen by the Romans as a major military base. Cirencester's origin was as two military forts and town [Corinium] built in the 1st century. The lozenge shape of the walled town is still evident, most

apparent on the northern boundary of Abbey Grounds. The street grid is still followed by some modern roads. The amphitheatre was located outside the walls. The earthwork remains are still visible, separated from the town by the dualled ring road.

1.6 After a long decline the importance of the town was revived by the wool trade. By Domesday, the town was a gathering place for the woolsacks of Cotswold fleeces, as it continued to be for the next seven to eight centuries. The medieval town, with its narrow streets was concentrated in the northern corner of the old Roman town.

1.7 The growth of the town was constrained to the east and west by the Abbey Estate and by Cirencester Park respectively. The Abbey estate was originally run by monks. An abbey, matching those at Winchester and York, once stood on a site north of the current church. The estate was acquired by the Masters family on the dissolution of the monasteries. The Abbey Grounds, once the preserve of monks, is now a valuable and well used public park. The agricultural land to the north east of the park is still part of the Abbey Estate.

1.8 The Earl of Bathurst's manor of Cirencester Park lies a stone's throw from the town streets but is isolated by the magnificent semi-circular yew hedge and stone walls. The magnificent formal park was designed by the poet, Alexander Pope, in the 18th century. It occupies a wedge of land which runs four miles to Sapperton to the west along the spine of the Broad Ride. Much of this walled land is wooded, with formal views, vistas and the first follies to be built in Britain. The Bathurst Estate owns much of the surrounding land south and west of Cirencester.

1.9 The town expanded south with the Market Place being added in the 17th century. The great wool church of St John the Baptist dominates this focal space of the town. Its tower can be seen from several of the town's road approaches.

1.10 The superb heritage of the town is reflected in its extensive conservation area status. Almost all open spaces within the town, including Cirencester Park are scheduled ancient monuments.

1.11 The town expanded further south in the 19th century filling the envelope of the old Roman town on the low ground south of the River Churn and into Chesterton. 20th century development has expanded predominantly southwards forming the suburbs of Chesterton and Watermoor. Industrial development has focussed on the Love Lane area, not surprisingly in a wedge

between the old railways and incorporating the defunct canal corridor. Two other wedges of development have occurred, both on the rising dipslope: Bowling Green, which lies to the west of Whiteway and The Beeches and Kingshill south of Fosse Way.

1.12 The ring road separates the newer development from the older town, roughly following the outer edge of the Roman town.

1.13 The villages of Preston, Baunton and Siddington all lie close to Stratton and Cirencester, separated from the town by a few fields. These all have their distinct and separate identities. Siddington is discussed separately.

Landscape character

1.14 Cirencester is located on the edge of the Cotswolds National Character Area 107, bordering the area of the Upper Thames Clay Vales [108] to south east. The settlement lies within the Dip Slope Lowland LCT which is cut only by the Churn Valley which separates the town from Stratton and is classified as a Dip Slope Lowland valley. The Cotswolds LCA defines the area to the west of the town, north of Fosse Way, as the South and Mid Cotswolds Lowlands LCA. To the north east and east, from Bowling Green to Preston, the area is within the Ampneys LCA. To the south the landscape lies within the Kemble Dipslope LCA. The western outskirts around Cirencester Park are in the National Landscape.

1.15 The town lies on the edge of the dipslope in the Churn valley in a transition between this and the Thames Valley area. Fingers of oolitic limestone thrust south either side of the Churn beneath Stratton and the Whiteway ridge and also east of the Beeches. The alluvium of the valley floor is flanked by Forest Marble/Kellaway Clays and sands which form the bulk of the underlying geology. An outcrop of Cornbrash [a crumbly limestone] lies under part of Cirencester Park and provides the basis for rising land to the south towards South Cerney and west of Siddington.

1.16 Most of the older settlement lies at around 110m AOD just above the Churn valley bottom. The land rises most significantly to the north and west [140mAOD] and gently to the south [120mAOD] [see Figure C2]. The Churn is joined by the Daglingworth Stream in the northern environs of the old town.

1.17 The landscape surrounding the town is best described in the segments defined by the approach roads starting to the west and running clockwise round the town:

Royal Agricultural College and Cirencester Park

1.18 This area lies within the Cotswolds National Landscape, the Fosse Way forming the boundary directly to the south. The college grounds are well established and form a very pleasant spacious setting to the elegant 19th century Cotswold stone College Buildings. Mature trees, including an imposing lime avenue off the Fosse, enclose pasture and playing fields. This provides a positive approach to the town. Whereas open views into the grounds are possible from the Fosse, the Stroud Road has a more enclosed feel. The walls and beech woods of Cirencester Park provides enclosure broken only by the school grounds. The northern boundary of the formal park is enclosed by a mature woodland belt of mixed deciduous and evergreen trees which form a varied skyline on the gentle ridge above the Daglingworth Stream valley to the north east.

1.19 Commercial development has been permitted in the far eastern corner of the College around the A419/A429 junction. This will modify the parkland character of the approaches, increasing the intensity of development in the area.

1.20 The Park is a nationally valuable landscape and is sensitive to development in its environs. The openness of the college grounds to views from the south and their parkland character make development in the southern part of this area also highly undesirable in terms of landscape impact. However, there may be limited opportunities to the north east where there is more enclosure, close to permitted development and the school/college to the north.

Cirencester Park to Ermin Way

1.21 This area is within the Cotswolds National Landscape west of the Daglingworth Stream and SLA to the east. It lies partly within the floodplain of the stream and is crossed by tranquil watercourses canalised to feed mill buildings with accompanying footpaths. It is primarily pasture on the outskirts of town with allotments, overgrown areas and parkland knitted into the old town fabric. Field boundaries are hedges, some overgrown, with mature field trees which give the appearance of parkland. Filtered views are possible across the area from Ermin Way towards the backcloth of the trees of Cirencester Park. A fine lime avenue lines part of the western side of the main road. This approach is elegant and directly feeds visually into the old town centre, Gloucester Road being a continuation of the Roman road. The petrol garage here has been refurbished to try to complement the quality of the area although standard signage is still apparent.

1.22 The character and qualities of this area are very sensitive on both sides of the Daglingworth Stream. The area acts as an important setting and approach to the town and its characteristics and lack of screening make development highly undesirable. The relationship between green spaces, water and built form closer into the town are also special.

Ermin Way [west] to Whiteway including the River Churn Valley

1.23 The Churn valley has a flat floodplain crossed by a number of watercourses. These are the natural course of the river and channels constructed to feed the mills at Stratton, now converted to housing, and drain the low lying Grade 4 pasture. Field boundaries are discontinuous hawthorn hedges. This area is bounded by allotments with a strong hedge boundary and then the Bowling Green housing estate on rising ground towards the Whiteway ridge road. This forms a mixed skyline of roofs and trees when viewed from Ermin Way. On the gentle limestone ridge top, Grade 3 arable fields stretch northwards either side of the Whiteway. The tranquillity of this area is now slightly affected by the noise of the bypass in a cutting to the east. An area of uneven pasture lies north and east of the now developed Bowling Green Farm. This seems once to have been a shallow quarry. Fine views over the valley towards Stratton are possible from the public footpath. With the exception of housing and allotments, the area is an SLA.

1.24 The valley forms an essential and distinct buffer between Stratton and Cirencester [and is only 300m wide at one point]. It is also primarily floodplain. As such, no development is acceptable here. The gentle ridge running north from the housing estate is exposed to views from Stratton and Baunton and development on the upper slopes also would be unacceptable.

The Whiteway to Fosse Way [north]

1.25 This distinctive green wedge forms part of the Abbey Estate and also includes the Rugby and Cricket Grounds. It is an extension visually of the Abbey Grounds which have their focus in the Church of St John the Baptist. Indeed, views of the church are possible across the rugby ground and orchard from the Whiteway as it falls gently towards the town. The rugby pitches are carved out of the hillside with extensive earthworks to make them level. The Whiteway is fronted by pleasant detached and semi-detached houses with established gardens. The Rugby clubhouse at the bottom of the hill is a minor detractor. The sports grounds are separated from the arable estate land by a belt of tall evergreen and deciduous trees. These are thin above the shrub layer.

1.26 The estate land is arable grade 3 land and has few hedges and allows open views north east from the ring road [Grove Lane] towards the enclosing

woodland of Hare Bushes. This effectively separates the area from the bypass which cuts through it. Beyond the bypass the land continues to rise gently into the open undulating ridge landscape of the National Landscape.

1.27 Tar Barrow, a prehistoric mound is located in the field by Fosse Way. Timber enclosures have been constructed to protect small copses which have been planted recently. The character of this landscape is one of old parkland which will be enhanced as the copses mature. Though the fields are separated by trees and the ring road from the Abbey Grounds there is still a strong visual link.

1.28 The area provides a distinctive green wedge of parkland character which rightly forms part of the SLA. It penetrates the built form of the suburbs and makes a link between the town and its Cotswold plateau hinterland. It allows views into the centre of town including the church.

Fosse Way [north] to Ermin Way [east]

1.29 South of Fosse Way housing occupies land as it rises up east from the valley towards the dipslope giving way to fields and a school before the bypass cuts through the landscape at around 125mAOD. Beyond lies the open undulating landscape of the southern fringes of the Cotswold area, just outside the National Landscape southern boundary defined by Akeman Street. The land falls sharply away southwards to the floodplain of the River Churn and Ermin Way. Recent development now forms a strong edge to the settlement retaining the floodplain meadows. The village of Preston lies to the east on rising land and Ermin Way gradually climbs onto the level high ground of Cornbrash towards the Duke of Gloucester Barracks. An isolated new industrial development lies on the road south of Siddington Farm. A power line crosses the area from north to south effectively defining the edge of housing development. Only the school lies to the east of this line.

1.30 The Fosse Way is the major road into Cirencester from the north providing a link from the A417[T]. The road junction and associated development and the power line have a visual and noise impact on this area which give it the character of urban fringe on both sides of the main road. This will improve as roadside planting becomes established. To the east of the bypass a garage and rationalisation of Cherrytree Lane around the bypass give a rather unsightly edge to the settlement although the landscape further east is unspoilt.

1.31 An evergreen tree belt along Kingshill Lane, a Roman road, effectively encloses the school and recreation development to the south from views from the

countryside to the east. This is broken before reaching the lower edge of the housing below Preston. However, a plantation of poplars provide a positive setting to the village which is separated from Kingshill by 600m. Recent housing development south of the older 20c housing appears to have been constructed to a high standard and provides a striking edge to the town which will be softened by tree planting within it and along the floodplain.

1.32 The fields on the valley side are arable with neat low hedges and fences while those on the valley floor are pasture. Both of these are prominent from and abut the road corridor. The land is Grade 3 agricultural classification. The area is affected visually by development around Tesco's and caravan park to the south west which reinforce its urban fringe character.

1.33 The southern part of the area is overlooked by Preston, part of which is a conservation area. The environs of its church has clear views across the outskirts of the town to the Church of St John the Baptist.

1.34 Cherrytree Lane and Kingshill Lane form the effective edge to the urban fringe landscape of this side of Cirencester. However, the area is sensitive to development. No development is acceptable north east of the bypass as it should be the absolute boundary for development in itself and development would urbanise the junction too much. Also development along Kingshill Lane would mean unacceptable encroachment on the village of Preston. The floodplain of the River Churn is also unacceptable for development. A green corridor needs to be retained alongside Ermin Way. Further south and towards South Cerney, further development would be completely unacceptable along Ermin Way as this impinges directly on open countryside and would reduce the green separation between Cirencester and the Barracks.

Ermin Way to the Somerford Keynes Road

1.35 West of Ermin Way the River Churn and its enclosed alluvial floodplain of permanent pasture, hedgerows and trees runs south past the village of Siddington. The low lying area is crossed by watercourses and drains and standing water lies in places. At its closest point the village lies only 250m away from the housing estates on the southern side of Cirencester.

1.36 The land then rises to the west about 10m on a gentle ridge of Cornbrash before falling again towards the Somerford Keynes Road. The top of the ridge is arable Grade 2 agricultural land while the rest is Grade 3. The industrial edge of Cirencester lies on this ridge. The waste transfer station is intrusive when viewed from Siddington. Newer units, with immature plant screening are visible from the Somerford Keynes Road to the south. An old Rectory and

school lie in the narrow gap between the estate and village, set in trees. They only partly offset the visual impact of the power lines which again define the edge of development. The lines of the defunct railway embankments and canal provide additional vegetative cover restricting views to an extent.

1.37 West of Siddington, the landscape becomes gently undulating on the clays and sands with no distinct pattern of valleys and ridges. Farming is predominantly arable with some larger fields on the better quality land with low, well maintained hedges and occasional hedgerow trees. Fairly long views are possible from slightly higher points in the landscape. A gas pipeline seems to have resulted in some removal of vegetation and replanting with extensive belts of woodland which are gaining maturity at present and are beginning to contribute to the enclosure of the landscape. As Somerford Road enters the outskirts there is a constrained green corridor consisting of two fields and allotments. This area is pleasant and provides a gap between the expensive housing with mature gardens to the west and the industrial area which is highly apparent with little mitigation. The electricity sub-station at Wilkinson Road is a detractor.

1.38 The gap between the southern edge of Cirencester and Siddington is small around and east of the Rectory. Development here would be unacceptable as it would effectively link the two settlements. The fields surrounding Siddington Manor and church on both sides of Siddington Road are important to Siddington's character and setting and to maintain separation between the settlement and Cirencester. Somerford Keynes Road to Fosse Way [south]

1.39 West of Somerford Road the landscape continues as gently undulating on the clays and sands with no distinct pattern of valleys and ridges. Farming is predominantly arable with some larger fields on the better quality Grade 2 agricultural land with low, well maintained hedges and occasional hedgerow trees. Elsewhere the land is grade 3. Fairly long views are possible from slightly higher points in the landscape and the current edge of housing can be seen from these points and through gaps in hedgerows. The power lines, now in a double row are very apparent in the eastern part of the area as they veer southwards. The land has hitherto been relatively open for around 1km south of the current edge of the town. A series of substantial mature woodland blocks including Chesterton Plantation and Swallow and Ewen Copses lie beyond this point and effectively block views from further south. However, a series of new woodland belts 20m wide have been established and are beginning to screen views to the housing edge and Chesterton Farm from the A429 Fosse Way. Due to their width and species composition the screening is not complete and would be more limited in winter.

1.40 The housing itself is, in the main, standard house types and provides a relatively uniform, dense and monotonous edge to the town, slightly mitigated by garden vegetation. and adjacent overgrown hawthorn hedgerows. The easternmost housing edge has larger houses in larger gardens and there is a listed building at Cranhams in a large garden which helps to articulate the edge. To the west of the housing, there is a cemetery which abuts the farmland with a partly tree lined main axis path orientated with views across it over a low cut hedge.

1.41 The approach to the town along the Fosse Way from the south is important. The agricultural land on either side, in particular the College land, make this a pleasant road. It is historically significant and its Roman origins are essential to the character of Cirencester and the Cotswolds as a whole. There is also a large scheduled monument (Romano-British settlement) south of Cranhams.

1.42 The gentle topography and establishing mature trees and strong hedgerows mean that the potential to accommodate development is increasing but some areas have more sensitivity than others such as the Fosse Way approach, historical features and cemetery. Relationship of the settlement with the surrounding landscape

1.43 The settlement has the following key relationships with the surrounding landscape:

Positive:

- Cirencester Park is a particularly special formal landscape at a grand scale linking into the town centre. The park and its setting should be protected.
- Royal Agricultural College is a pleasant parkland landscape which has a balance between built form and green space which should be substantially retained.
- The Abbey Estate land and area east of Bowling Green form a pleasant parkland landscape wedge linking visually into the Abbey Grounds in the heart of Cirencester. This area should be retained and conserved.
- The valley of the River Churn and its floodplain and the Daglingworth Stream form an essential green corridor through parts of the town and separate it from adjacent settlement.
- The tower of St John the Baptist Church is a distinctive landmark and can be seen from a few approaches. These views should be retained.

- The Roman roads play a particularly important role in structuring the town's pattern. The land around them should be treated with particular care.

Negative:

- The power lines forming the east and south east limit of development are a large detractor.
- The bypass makes a large impact on the landscape and tranquillity and on the area around its junction with Fosse Way although planting is beginning to mitigate this.
- The housing estate of Siddington Road and newer estates in Chesterton present a relatively monotonous and unsympathetic edge to the town to the south and east.
- The industrial estate to the south of town provides a poor edge although this is beginning to be mitigated.
- The isolated industrial development on the Ermin Way towards South Cerney is an incongruous feature in open countryside. Further in on this road, the retail development impinges on the landscape quality of the valley floor.

Landscape sensitivity considerations

1.44 Generally, the landscape north of Fosse Way is of higher value than to the south. This is evidenced by the designations of National Landscape, SLA and historic parkland. The Churn Valley is also of value.

1.45 Intervisibility is generally higher to the south and to the west either side of Cirencester Park because of the gentle topography and lack of screening trees. This is changing to an extent south of Chesterton. Development would be visible on the valley sides of the River Churn to the north and south. Generally, screening belts of trees limit views into the town from the higher countryside to east although this is less marked around Preston.

Constraints to be taken into account

1.46 The constraints are shown on Figure C2 and are summarised below:

- National Landscape
- SLA
- Conservation Area
- Listed buildings and their settings

- SAM's
- Monarch's Way
- Grade 2 agricultural land to the south of the town
- The floodplain of the watercourses

Areas where development is not suitable

1.47 Areas where development is not suitable have been discussed in the descriptions of the landscape surrounding the town. In summary, they include, in accordance with the criteria set out in Section 2.0 the following:

- Cirencester Park and setting
- Royal Agricultural College (majority)
- Churn and Daglingworth valley floodplains
- Rugby Club
- Abbey Estate area north east of Abbey Grounds
- East of the bypass
- Areas close to Siddington, Preston and Stratton which separate the villages from Cirencester

Figure A1: Context and Landscape Character Types and Areas (Cirencester North)

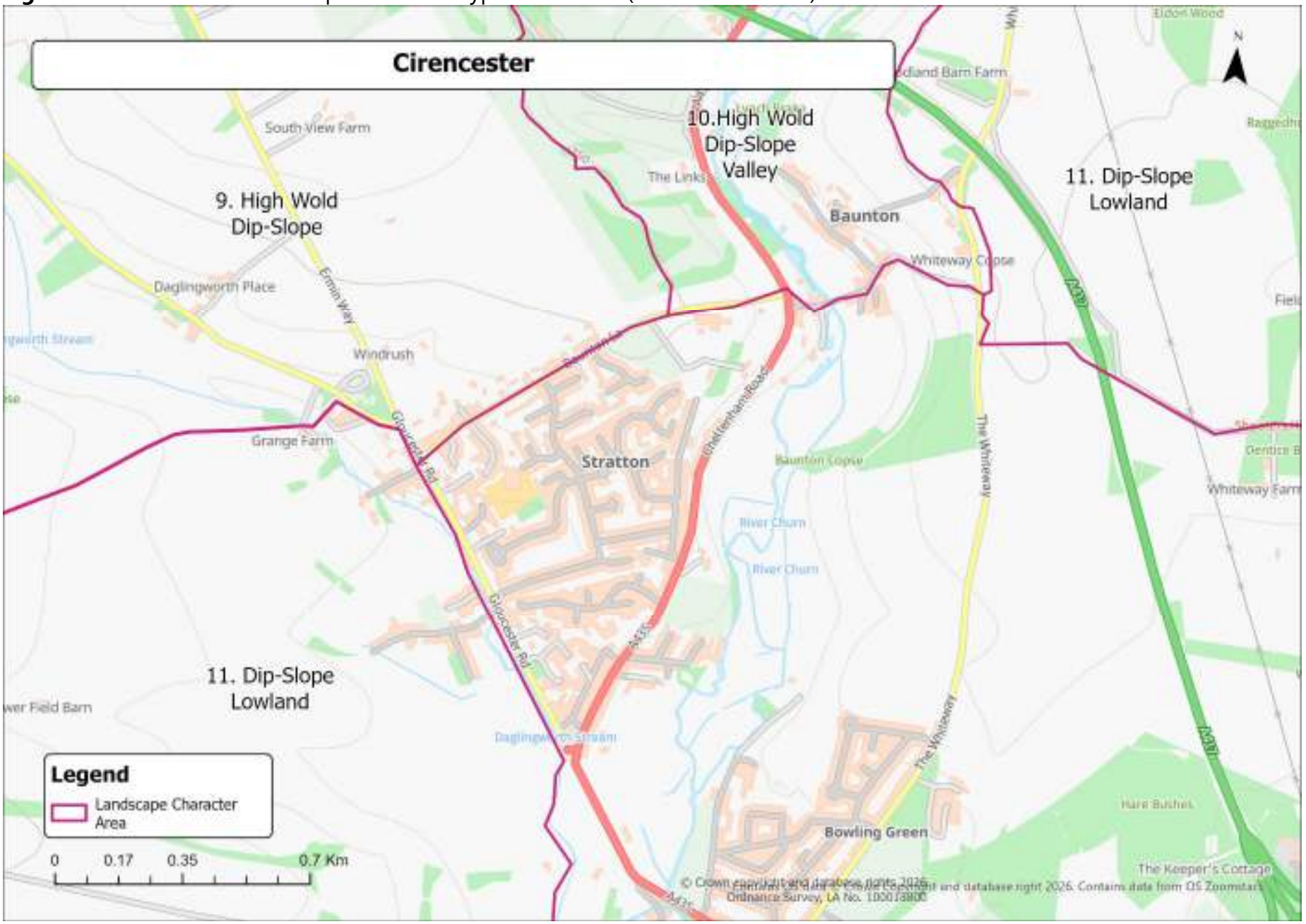


Figure A2: Context and Landscape Character Types and Areas (Cirencester East)

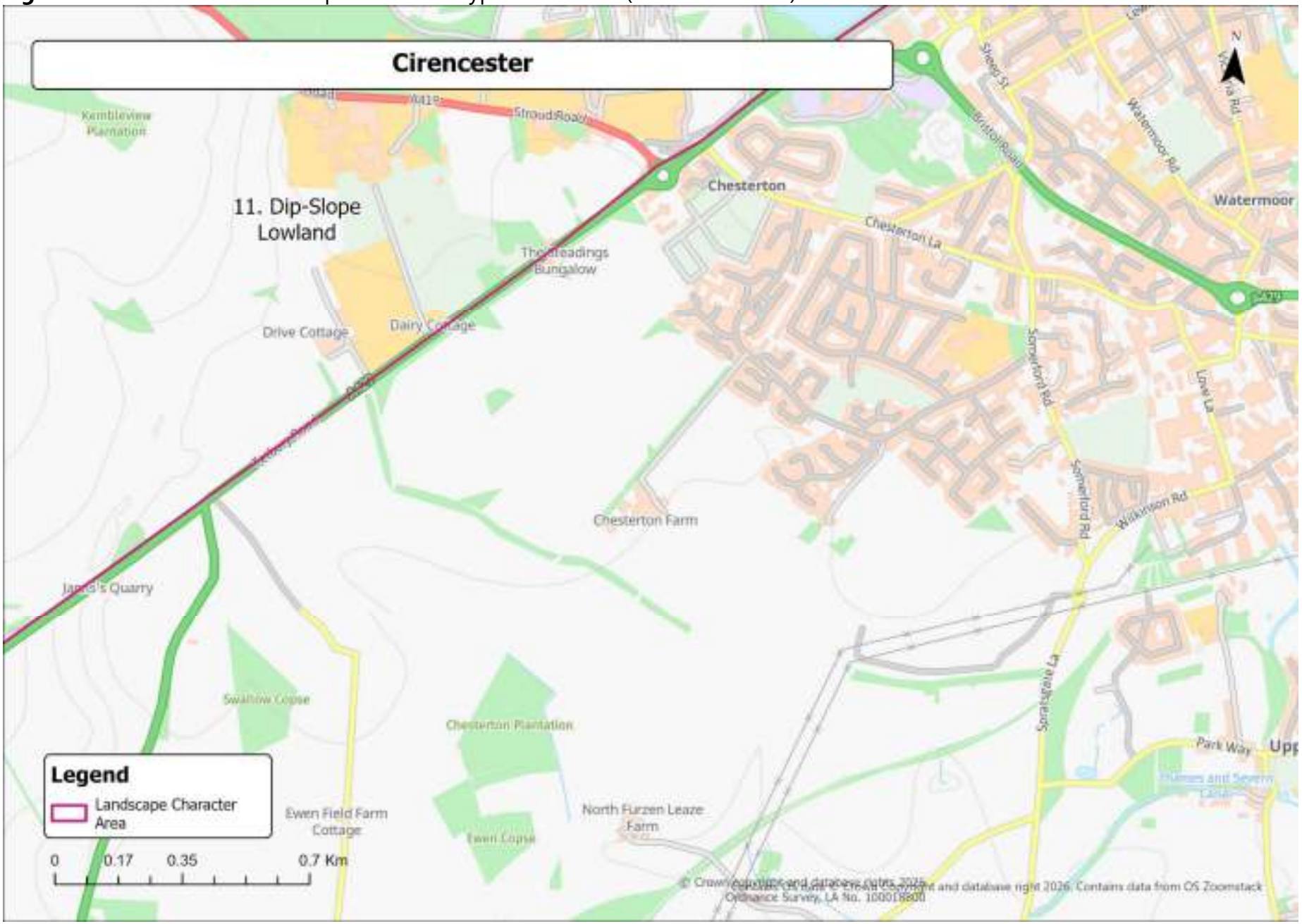


Figure A3: Context and Landscape Character Types and Areas (Cirencester West)

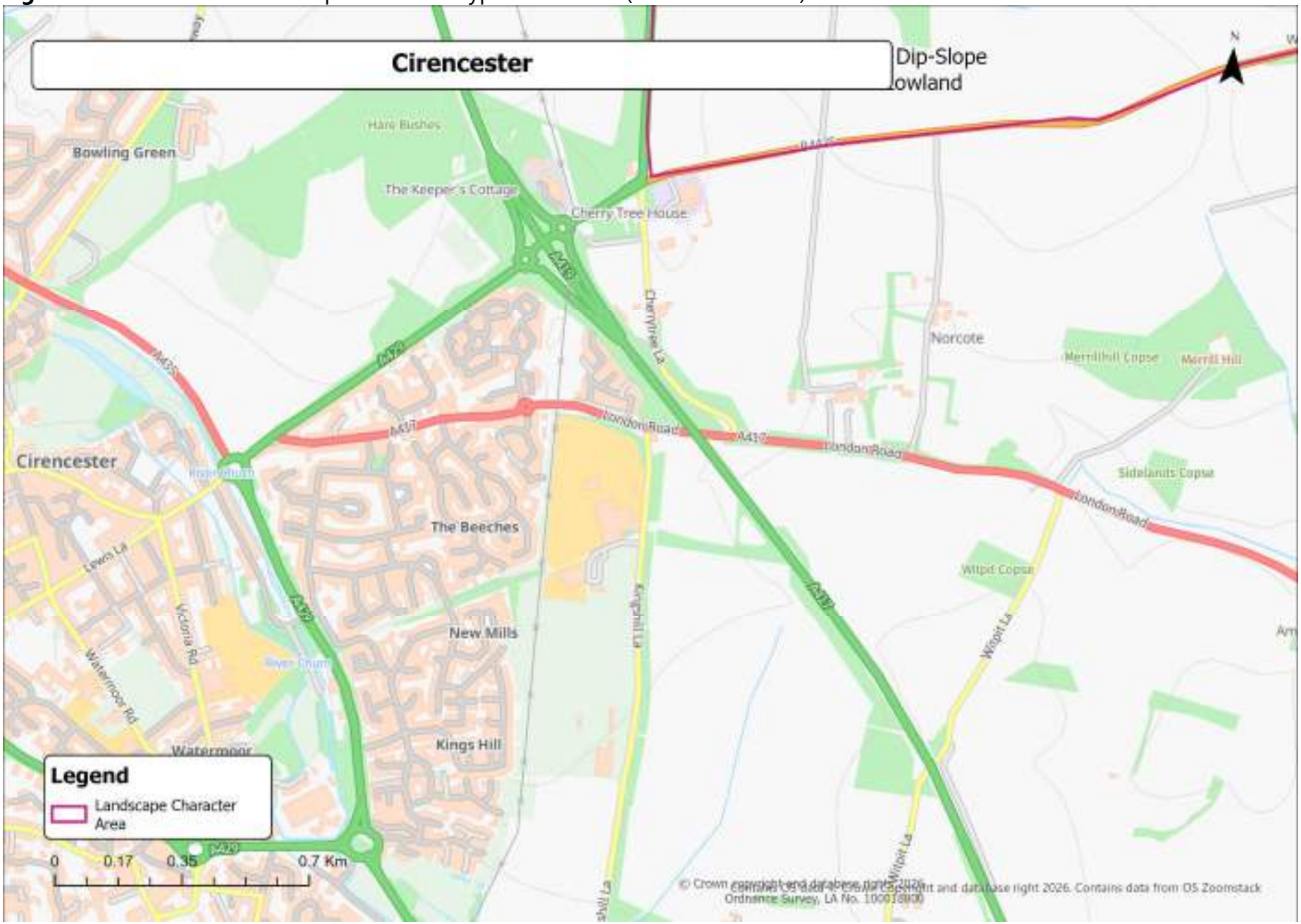


Figure A4: Development Sites, Constraints and Designations (Cirencester North)

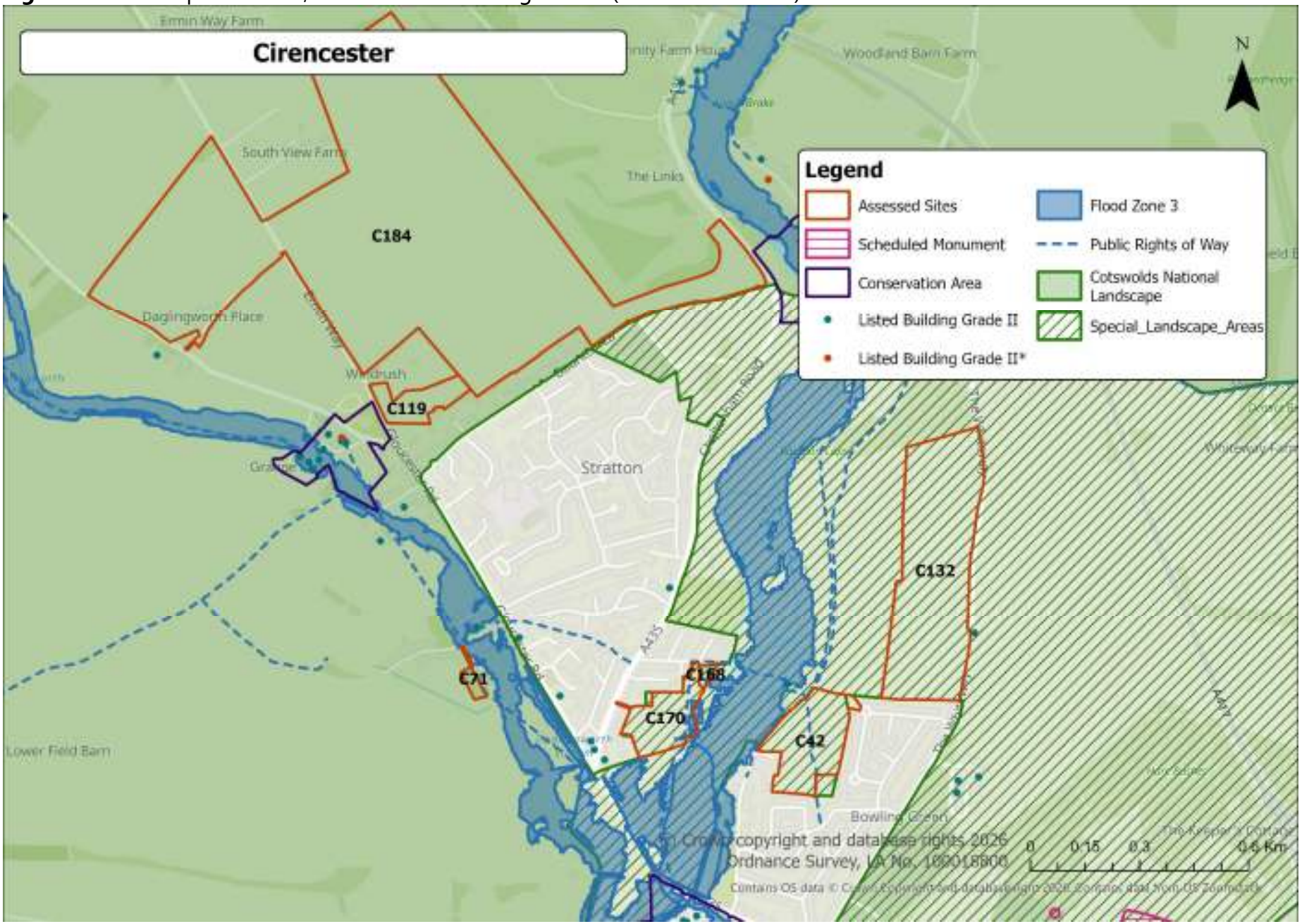


Figure A5: Development Sites, Constraints and Designations (Cirencester East)

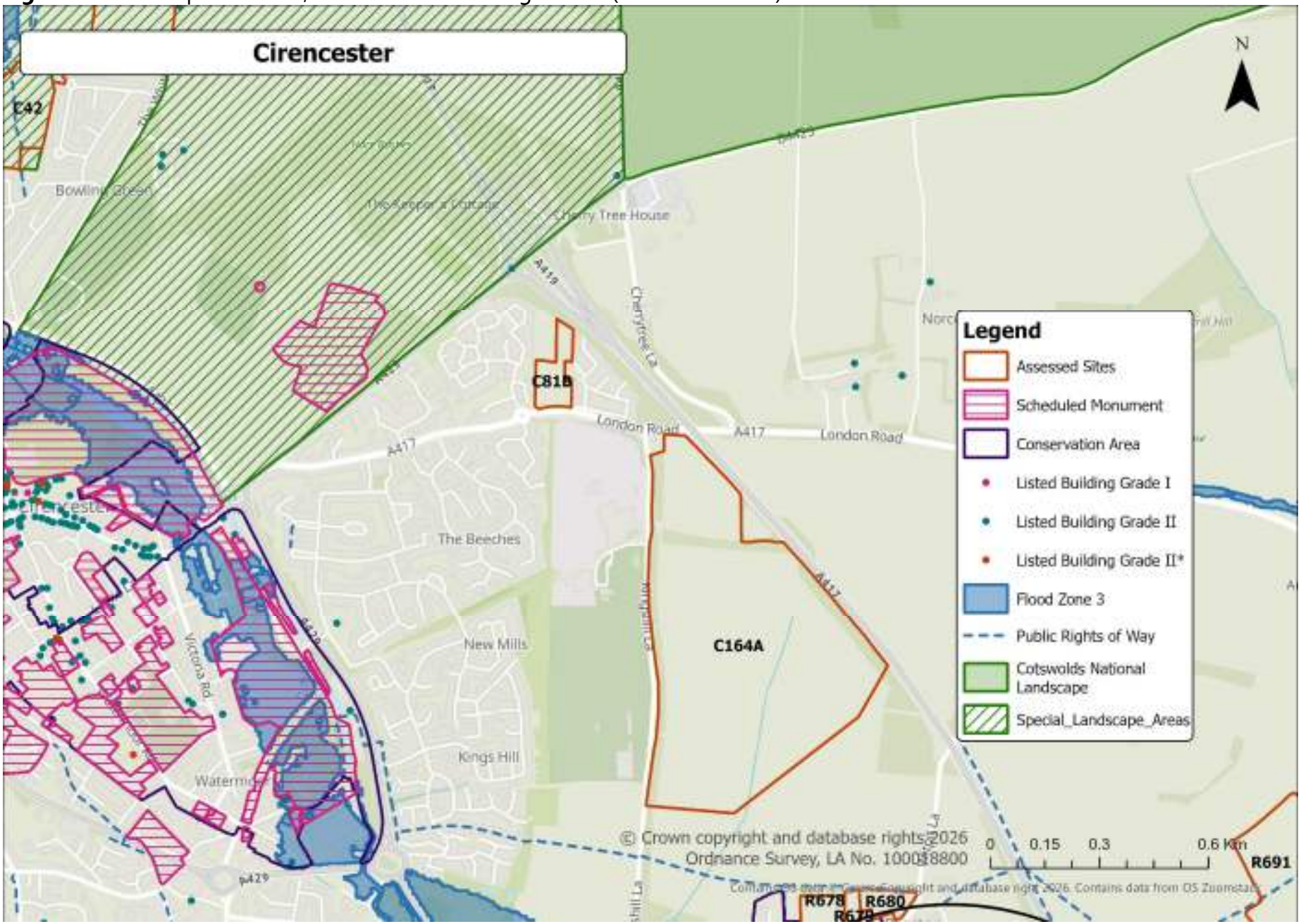
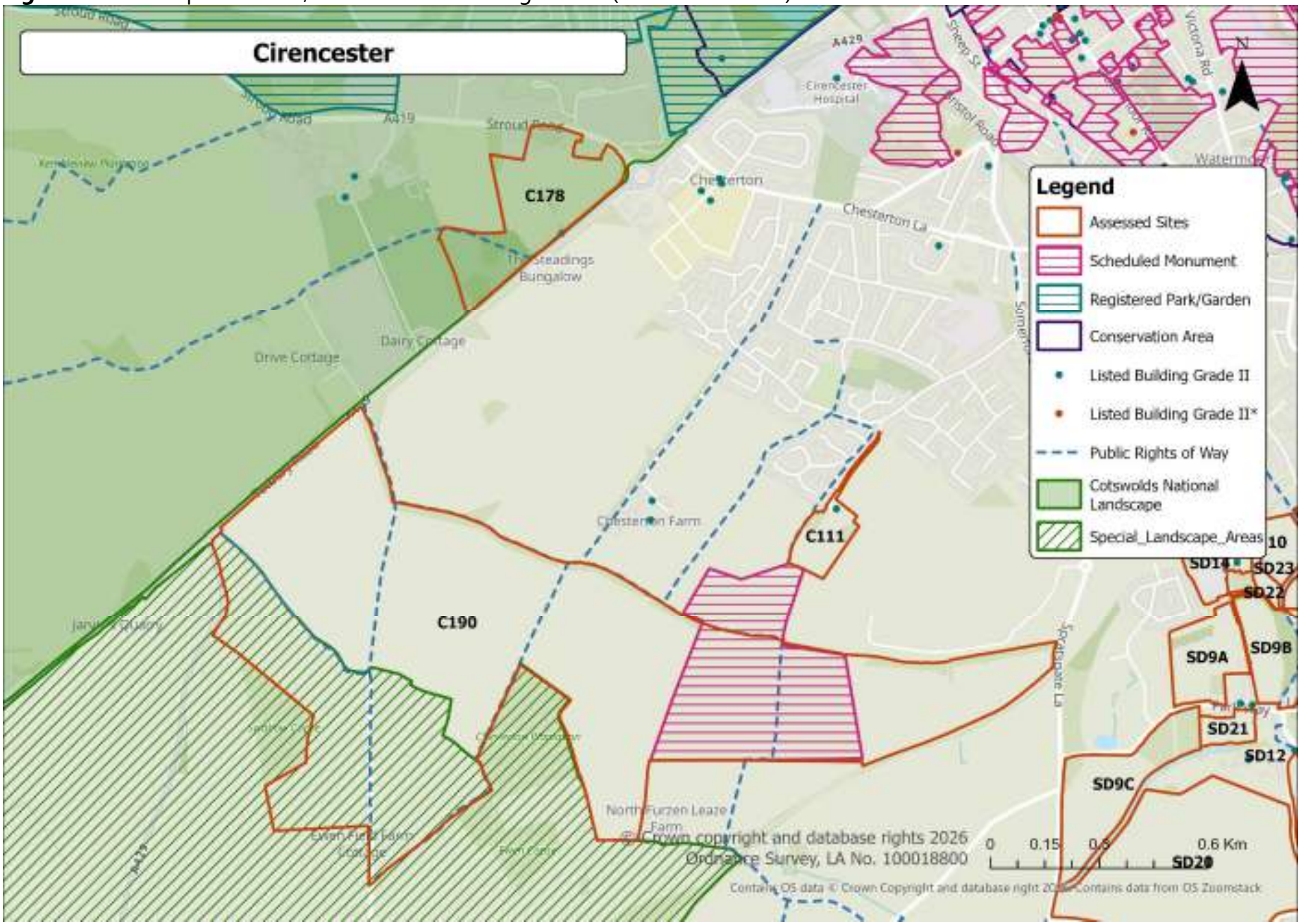


Figure A6: Development Sites, Constraints and Designations (Cirencester West)



Stage 1 Assessments

1.1 The following sites within the National Landscape were reviewed and not discounted at Stage 1 of the assessment.

Criteria Category	Indicator	C71	C178
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)		
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground		
	Falls within clear views from public vantage points (roads, PROWs, hills)		
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form		
	Introduce a significant area of built form into a rural or visually sensitive landscape.		
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development		
	Risks coalescence or erosion of settlement separation		

Sites to be discounted		
Stage 2 below		

Stage 2 Assessments

Site Reference: C42 **Settlement:** Cirencester **(White 2014)**	
Description The site comprises of two fields/enclosures which lie on the convex steeply sloping sides of the Churn Valley above the floodplain which lies to the north west. The southern part of the site is highly uneven with small scale hillocks and dips which suggest possible former use as a quarry. The fields are used for improved pasture and are crossed by a PROW which links the settlement to the wider landscape to the north and west. The fields also appear to be well used for informal recreation such as dog walking. The north and western boundaries are hedges and the boundaries to the south and west are housing with some garden vegetation which helps to soften the edge to an extent. There are views to the site from the valley floodplain from PROWs including the Monarch's Way which runs along its western boundary, from which it forms the local skyline. There are also oblique views from the A417. There are attractive views out from the site to the north and west. Woodland at a lower level helps screen the site in some closer views from the north west. The site lies in a Special Landscape Area and there is a listed building at Lower Bowling Green Farm to the north west.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: The site has susceptibility to change as it forms part of the sloping valley sides of the River Churn visible from Monarch's Way and in views from other public footpaths across the attractive valley floor. The site lies in an SLA and contributes to the character of the valley. It is well used by the local community. Adjacent dwellings on the upper slopes are screened to an extent by landform in some views although are apparent from the A417.	
Landscape Context	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Urban
Landscape Character Area:	**-**
Historic Landscape Character:	Floated water meadow system. (This is considered inaccurate as the site is on a slope adjacent to the floodplain).
Constraints/Designations: Landscape: North Cirencester Special Landscape Area Historic: Biodiversity: Other (floodplain, PROWs): Monarch's Way lies adjacent and a PROW crosses the site.	

Site Reference: C71 **Settlement:** Cirencester	
Description: The site lies to the west of Donside, off Barn Way, on the northern edge of Stratton, to the north of Cirencester. It falls within the Dip-Slope Lowland Landscape Character Type (LCT) and more locally the South and Mid Cotswolds Lowlands Landscape Character Area (LCA 11A). The parcel is heavily vegetated, comprising a mix of scrub, young trees, and regenerating woodland, which collectively contribute to the green structure and visual containment of the settlement edge. To the north and east, the site adjoins existing residential dwellings, while to the south, it transitions into the wider settlement area. To the west, vegetation forms a strong, well-defined boundary, separating the site from open arable land. Public Footpath 6 (Donside) runs immediately east of the site, continuing north–south between residential areas and farmland, offering intermittent filtered views of the site's vegetated edge. The Stratton House Hotel (Grade II listed) lies to the north, but is visually separated by intervening housing and mature vegetation, limiting any direct influence. The site forms a continuation of the existing street scene, and development here would not appear incongruous within the settlement pattern. The site lies outside Flood Zones 2 and 3. The site also forms part of the Cotswolds National Landscape, which in this area is characterised by lowland farmland, wooded settlement edges, and the interplay between built form and landscape.	
Evaluation:	**MEDIUM SENSITIVITY**
Justification: C71 is assessed as having Medium sensitivity, reflecting its strong natural character and relationship to Public Footpath 6, balanced against its enclosed form and close association with existing housing. The dense vegetation provides ecological, visual, and green infrastructure value, but its integration with the settlement pattern means that future development would not necessarily appear incongruous. Historic and perceptual sensitivities are limited, as the site is well contained and largely screened from the Grade II Stratton House Hotel. While the site contributes to the green character of Stratton's western edge, it sits within an urbanising context and functions more as a contained vegetated pocket than as part of the wider rural landscape.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland LCT
Landscape Character Area:	LCA 11A South and Mid Cotswolds Lowlands
Historic Landscape Character:	Vegetated settlement edge, formerly part of agricultural enclosure, now providing visual containment and green infrastructure value.
Constraints/Designations:	

Landscape: Cotswolds National Landscape
Historic: Within the wider setting of Stratton House Hotel (Grade II), though influence is limited.
Biodiversity: Dense scrub and tree cover provide strong habitat and green infrastructure connectivity.
Other (floodplain, PRoWS): Public Footpath 6 runs immediately east of the site. Not within Flood Zones 2 or 3.

Site Reference: C81B	**Settlement:** Cirencester
Description: The site forms part of a linear green space situated between two modern residential developments on the northern edge of Cirencester. It is not publicly accessible beyond a surfaced path that runs east–west through the centre, linking the adjoining housing areas, but it provides an important area of green space within the settlement. The land comprises unmanaged meadow grassland with patches of scrub and rough vegetation, interspersed with occasional mounding and small trees. Pylons run north–south through the centre of the site, introducing a noticeable vertical and utilitarian element to views. A balancing pond is located at the northern end, surrounded by young trees and grassland. A mature tree belt defines the northern boundary, offering visual containment and screening from the adjacent road corridor. The landform is gently sloping to the west with minor undulations. Views are contained by surrounding development, though the open character allows the space to be visible from nearby residential properties, providing a green outlook for residents. Traffic noise from surrounding roads and the proximity of built form influences the overall perceptual quality.	
Evaluation:	**MEDIUM-LOW SENSITIVITY**
Justification: The site performs a localised green infrastructure role within the built-up area of Cirencester, providing a visual and physical break between residential neighbourhoods and supporting an active travel connection. Although the space contributes positively to local amenity and green character, it is strongly influenced by surrounding housing, pylons and road noise, which reduce its naturalness and perceptual quality. The absence of notable topographic or historic features limited public access, and the enclosed context all contribute to a lower degree of landscape susceptibility. Nonetheless, the site provides a valuable green outlook for residents and forms part of the settlement's green framework, so its complete loss or substantial alteration would have a noticeable local effect. Overall, the site is assessed as having medium-low landscape sensitivity to change.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland
Landscape Character Area:	TV3B The Ampneys
Historic Landscape Character:	Former unenclosed cultivation
Constraints/Designations:	
Landscape: None Historic: None Biodiversity: Balancing pond, scrub and young tree planting provide locally valuable habitat	

Other (floodplain, PRoWS): Not located in Flood Zone 2 or 3. No designated PRoWs; shared cycle and footpath runs east–west through the site

Site Reference: C111 **Settlement:** Cirencester **(White 2014)**	
Description A small parcel of parkland associated with the Listed Building The Cranhams (Grade II, 19th C) consisting of meadow (possibly with ridge and furrow) surrounded by outgrown hedges and trees and with a pond in its north west corner. A PROW follows the western and part of the southern site boundary but views in and out are limited by vegetation. It is set on gently rolling land, abutting a Scheduled Monument to the south, with recent housing development to the north-west and open arable farmland to east and west. There is thus a close but uneasy relationship with recent housing development, which reduces the tranquillity of the site, as does general traffic noise from Cirencester.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: This site is susceptible to development because of its distinct character from surrounding arable land and its enclosed relatively tranquillity. Its value is in its relationship to a Listed Building, of which it forms the (former) parkland, and possible ridge and furrow. It also abuts a Scheduled Monument (although there is no surface evidence of this).	
Landscape Context	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip Slope Lowland LCT
Landscape Character Area:	Kemble Dipslope LCA
Historic Landscape Character:	Regular organised enclosure ignoring former unenclosed cultivation patterns
Constraints/Designations Landscape: none Historic: association with Listed Building (The Cranhams) Biodiversity: well-treed boundaries around grassland Other (floodplain, PROWs): PROW to south and west	

Site Reference: C119	**Settlement:** Cirencester
Description: The site lies on the northern edge of Stratton, between existing residential properties and Gloucester Road, opposite Stratton Cemetery and the Stratton Conservation Area. It forms part of the Cotswolds National Landscape and is characterised by its gently undulating landform that rises eastwards towards the open plateau. The land comprises pastoral agricultural fields with areas of grazing and paddocks or ménage. Mature hedgerows define the northern and southern boundaries, and a strong line of mature trees, including several large horse chestnuts, runs along the roadside, providing visual containment and contributing to local character. The western boundary is more open, allowing views towards the adjoining countryside. Overhead pylons cross the site and introduce a vertical, utilitarian feature that slightly detracts from the rural character. The landform rises gently to the east and is visible from Gloucester Road, though filtered by the boundary trees. There are no PRoWs within or adjoining the site. The area retains a rural quality despite its proximity to existing housing and the urban edge of Cirencester.	
Evaluation:	**MEDIUM SENSITIVITY**
Justification: The site occupies a transitional position on the northern edge of Stratton where the built form meets the open countryside of the Cotswolds National Landscape. Its pastoral use, mature tree cover and hedgerows contribute positively to the setting of the Stratton Conservation Area and the approach from Gloucester Road. The mature trees along the road form a clear visual boundary and provide seasonal containment, while the open western edge maintains a sense of connection with the wider rural landscape. Although the site is not highly prominent in longer views due to the screening effect of vegetation, it forms part of the rural approach to Stratton where the landscape character reflects several of the special qualities of the Cotswolds National Landscape. These include its pastoral qualities, the strong sense of rural structure, and the scenic continuity of tree-lined approaches to settlements. The site's partial containment and proximity to existing development reduce susceptibility to change in visual terms, but its contribution to settlement setting, rural character and the approach to Stratton support a judgement of medium landscape sensitivity overall.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	High Wold Dip-Slope
Landscape Character Area:	LCA 9D Cotswolds High Wold Dip Slope
Historic Landscape Character:	Historically pastoral with irregular enclosure

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: Adjacent to Stratton Conservation Area and Listed Building
Biodiversity: Mature hedgerows and trees provide local habitat and visual enclosure
Other (floodplain, PRoWS): No PRoWs. Outside Flood Zones 2 and 3

Site Reference: C132	**Settlement:** Cirencester
Description: The site lies to the west of The Whiteway and north of existing residential development on the northern edge of Cirencester. It forms part of the transitional landscape between the urban edge and the open countryside and is located within the North Cirencester Special Landscape Area. A Grade II listed milestone (Milestone at NGR SP 027 034) stands adjacent to the eastern boundary along The Whiteway. The land comprises a single, gently rolling arable field contained by a strong hedgerow along The Whiteway and more fragmented hedgerows to the north and west. The landscape falls within the Dip-Slope Lowland Valley Landscape Character Type and Lower Churn Valley Landscape Character Area (TV4A). The landform is undulating, falling towards the the River Churn corridor to the west, with views north over open farmland and west towards a wooded horizon. Rooflines of existing development to the south are visible across the site. The site has no public access and no PRoWs within or adjacent to its boundaries, although Footpath 11 and Bridleway 11 run along the River Churn further west but are not visible. The character of the land is strongly rural, with its open aspect contrasting with the residential edge to the south.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: The site forms part of the open rural setting to the northern edge of Cirencester within the North Cirencester Special Landscape Area, where the landscape shares continuity with the Lower Churn Valley and Dip-Slope Lowland character types described in the county assessment. Its rolling arable land, strong hedgerow boundary to The Whiteway, and visual relationship with the surrounding countryside contribute positively to the setting and approach to the town. Development of the site would extend built form in an uncharacteristic direction, breaking the existing pattern of containment and introducing a more urban character to an area that currently provides a clear visual transition between Cirencester and the wider rural landscape. The prominence of the site in views from The Whiteway and its contribution to the undeveloped northern skyline increase sensitivity to change. While there are few ecological or recreational sensitivities, the site's role in maintaining the open, rural character of the Special Landscape Area, its contribution to settlement setting, and the presence of the listed milestone along the boundary support a judgement of medium-high landscape sensitivity overall.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland Valley
Landscape Character Area:	LCA TV4A Lower Churn Valley
Historic Landscape Character:	Former unenclosed cultivation now enclosed; regular organised enclosure ignoring former unenclosed cultivation patterns

Constraints/Designations:
Landscape: North Cirencester Special Landscape Area
Historic: Grade II listed milestone on The Whiteway boundary
Biodiversity: Hedgerow boundaries and intermittent trees offer some habitat value
Other (floodplain, PRoWS): Located outside Flood Zone 2 and 3. No PRoWs within or adjoining the site. Footpath 11 and Bridleway 11 run along the River Churn to the west.

Site Reference: C168	**Settlement:** Cirencester

Description:
This parcel is located on the south eastern edge of Stratton in an undeveloped area of land that separates the settlements of Cirencester and Stratton.

The site is relatively flat and comprises a small parcel of unkempt land, which is bound by a dry stone wall, trees and vegetation. It adjoins existing development to the north and west and the open countryside to the south and east. The River Churn is adjacent to the eastern boundary and the site is partially within the functional floodplain (Flood Zone 3b).

Beyond the northern and western boundaries is the residential built form of Stratton. To the south and east is a continuation of the agricultural field down to the River Churn. The topography of the site is generally quite flat with a gentle sloping character.

A Public Right of Way (PRoW) crosses the parcel along a north/south axis (Cirencester Footpath 8). Further PRoW are present within the local landscape including a section of the Monarch's Way which is located a short distance to the east of the parcel.

This parcel has been the subject of numerous refused planning applications for residential development. A planning inquiry (APP/F1610/W/17/3179661) was also dismissed. It is noted that the parcel has been cleared in the last couple of years. This lessened the overgrown characteristic, the boundary vegetation was retained as are the characteristic dry stone walls which are in varying conditions.

Evaluation:	**MEDIUM SENSITIVITY**

Justification: The encroachment of the settlement edge into this pleasant rural gap would be harmful to the local landscape character and the SLA. The parcel is considered to provide an attractive rural setting to the built edge of Stratton which strengthens the rural character. Development of the parcel would have an urbanising impact on the landscape character and views from local public vantage points. The PRoW within the parcel would need to be accommodated within any proposal and provides views across the parcel. Any development would materially change the experience of footpath users on this stretch.

Landscape Context:

National Character Area:	NCA 107 - Cotswolds
Landscape Character Type:	Urban
Landscape Character Area:	-
Historic Landscape Character:	-

Constraints/Designations:
Landscape: Not within the Cotswolds National Landscape. The built settlement of Stratton is not situated within any designated landscape area, but the parcels are located within the North Cirencester Special Landscape Area (SLA). The character of the parcels is consistent with the identified character and qualities of the SLA.
Historic: No listed buildings are present within the parcels. A few listed structures are present within the local area. The parcels are not located within a Conservation Area.

Biodiversity: The site is identified as Priority Habitat (coastal and floodplain grazing marsh). The eastern part of the site is also within the Cotswold Valleys Nature Improvement Area. The River Churn runs adjacent to the eastern boundary of both sites and the River Churn Key Wildlife Site extends into the eastern boundary. The site is also located within a Great Crested Newt Red Zone.
The planning applications on C168 identified a number of protected species within or close to the site, including grass snakes, slow worms, otters, nesting birds, foraging bats, badgers, common toads and hedgehogs.
Other (floodplain, PRoW): Cirencester Footpath 8 crosses both parcels along a north/south axis. Further PRoW are present within the local area including the promoted Monarch's Way long distance footpath to the east.

Site Reference: C170	**Settlement:** Cirencester
Description: Parcel C170 lies on the southern edge of Cirencester, positioned on the valley floor just outside the flood zones associated with the River Churn. The site comprises pastoral fields and forms part of the wider Lower Churn Valley landscape. The River Churn runs along the eastern side of the parcel, where trees and shrubs associated with the corridor provide a level of enclosure and ecological connectivity. The site adjoins existing residential development to the north and west, including properties along Cheltenham Road and The Pyghtell, creating a clear urban edge on these sides. Open views are available from Gloucester Road across the site and surrounding pastoral fields, although these are filtered in places by vegetation and are experienced in conjunction with existing residential development. The parcel forms part of the green corridor between Stratton and the main Cirencester settlement, contributing to the physical and perceptual separation of these areas. PRoW Footpath 8 runs through the site, increasing recreational sensitivity and providing public views across the valley floor landscape. The site falls within the Dip-Slope Lowland Valley Landscape Character Type, more locally the TV4A Lower Churn Valley Landscape Character Area, characterised by flat to gently undulating valley floor pasture, riparian vegetation, and a strong relationship between settlement edges and river corridors. The site also lies within the North Cirencester Special Landscape Area.	
Evaluation:	**MEDIUM SENSITIVITY**
Justification: Parcel C170 is assessed as Medium sensitivity, reflecting its valley floor location within the North Cirencester Special Landscape Area, its relationship to the River Churn corridor, and its role in maintaining green separation between Stratton and the main Cirencester settlement. The site contributes to the open character of the Lower Churn Valley and forms part of the wider landscape framework that prevents coalescence of settlement areas. While development would extend the settlement edge southwards, the site is already closely associated with existing residential areas to the north and west and is experienced in conjunction with built form from Gloucester Road. This moderates its overall susceptibility compared with more isolated or elevated parcels. Natural character and recreational sensitivity is heightened due to the riparian corridor and PRoW Footpath 8 crossing the site. However, the relatively flat landform, the filtering provided by riverside vegetation reduce wider visual prominence.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip Slope Lowland Valley
Landscape Character Area:	TV4A Lower Churn Valley
Historic Landscape Character:	A3 Former unenclosed cultivation now enclosed.
Constraints/Designations: Landscape: Not within the Cotswolds National Landscape. The built settlement of Stratton is not situated within any designated landscape area, but the parcels are located within the North Cirencester Special Landscape Area (SLA).	

Historic: No listed buildings are present within the parcels. A few listed structures are present within the local area. The parcels are not located within a Conservation Area. Biodiversity: River Churn corridor with associated trees and shrubs Other (floodplain, PRoWS): PRoW Footpath 8 crosses the site. Eastern edge falls within flood Zones 2 and 3

Site Reference: C178	**Settlement:** Cirencester
Description: The 10.09 ha site, known locally as the 'Triangle Site', is located at the southern entrance into Cirencester on land with flat topography. It is located to the east of the RAU and is principally in agricultural use with some trees and hedgerows crossing the site. There is an all-weather sports pitch within the south-west of the site. The southern part of the site also includes a small group of dwellings (Steadings Cottages). The northern part of the site also contains several dwellings (Trent Lodge, Bartonbury Lodge, and Further Barton Lodge). The site is located approximately 1.1km from Cirencester town centre. It is bound by Stroud Road to the north, Tetbury Road to the south and the roundabout which forms the junction of these two road is located next to the north-eastern boundary. To the west is the existing RAU Campus, its tree lined entrance from Tetbury Road, and its sports facilities. The boundaries of the site consist of mature hedgerow and trees along the north, east and southern boundaries. With the exception of a belt of trees/woodland, the western boundary is currently open with the RAU buildings beyond. There is a range of public vantage points within and around the parcel that provide views, these include footpaths, pavements and roads. Cirencester Footpath 31 crosses the south west of the parcel and also forms part of the promoted Monarch's Way walking route.	
Evaluation:	**MEDIUM SENSITIVITY**
Justification: The parcel's original susceptibility to development was derived from its undeveloped context and position within the Cotswolds National Landscape. The undeveloped baseline context has been altered by the numerous permissions within the parcel and the developing context to the south relating to the Chesterton scheme. The permitted context extends the edge of the settlement into the National Landscape and neighbouring landscape and ties the parcel to the built context of Cirencester. Any development will be an intensification of the existing loose/low density development pattern currently present. The landscape sensitivity of the parcel is considered to be Medium. This assessment has considered the parcel's existing character and position within the National Landscape against the permitted context both within and adjoining the parcel. There is an opportunity to create and enhance robust Green Infrastructure corridors within and around the parcel. This would also help to soften the edges of any development, which could represent an improvement on the existing settlement edge. The integrity and context of the Monarch's Way would need to be maintained as it passes through the parcel.	
Landscape Context	
National Character Area:	NCA 107 - Cotswolds
Landscape Character Type:	Dip Slope Lowland
Landscape Character Area:	TV3B The Ampneys
Historic Landscape Character:	-
Constraints/Designations:	

Landscape: Cotswolds National Landscape

Historic: No listed buildings within the parcel but some are present to the east and west. Not within a Conservation Area.

Biodiversity: The site is not located within an area with a formal natural conservation designation. However, the northern part of the site is modelled to be within a Great Crested Newt Red Zone and the southern part of the site is modelled to be within a Great Crested Newt Amber Zone. The northern part of the site incorporates two areas of Priority Habitat (deciduous woodland).

Previous planning applications have highlighted various biodiversity concerns, including badgers, great crested newts, bats, trees, woodland and hedgerows. It is known that great crested newts are present in ponds within approximately 250 metres of the site. Lesser horseshoe bats have recently been recorded in close proximity to the site and several trees with roost potential have been identified in previous surveys within the site. The development of this site could also cause lighting issues and habitat loss for bat species.

Other (floodplain, PRoWS): PRoW present within the parcel (Cirencester Footpath 31). This footpath also forms part of the Monarch's Way.

Site Reference: C190	**Settlement:** Cirencester
Description: The sites lie to the south of Cirencester, beyond the approved and currently under construction 'The Steadings' urban extension. Together, they form an extensive area of gently undulating farmland that continues the dip-slope landscape beyond the planned settlement edge. The south-western section of the site falls within the Kemble and Ewen Special Landscape Area, increasing sensitivity and forming part of the wider transition between the settlement and the open rural countryside. The land comprises large-scale arable fields enclosed by intermittent hedgerows and tree belts, including a strong belt of mature trees along the northern boundary protected under a Tree Preservation Order and Chesterton Plantation to the south. Hedgerows elsewhere are more fragmented, with occasional mature trees providing local enclosure and visual interest. PRoW Footpaths 27 and 28 cross the sites on a north–south alignment, Byway 2 runs through the site connecting to the A433/A429 to the north west and Bridleway 26 runs just beyond the northern boundary. Collectively, these PRoWs provide a valued connection between the surrounding landscape and the site. Part of the site to the east is Settlement SE of Chesterton Farm Scheduled Monument (List Entry Number: 1003444), with the site also sitting within the wider setting of Chesterton Farmhouse Listed building (Grade: II List Entry Number: 1187401) which falls within the existing Steadings development area. The landform is gently undulating, falling northwards towards The Steadings and rising slightly to the south. The area is representative of the Dip-Slope Lowland Landscape Character Type, within the Kemble Dip Slope Landscape Character Area (TV3A).	
Landscape Sensitivity:	**Landscape Sensitivity:**
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: The sites form part of the open farmland immediately south of The Steadings urban extension and contribute to the wider rural setting of Cirencester. The landscape maintains the characteristic features of the Dip-Slope Lowland (Kemble Dip Slope, TV3A), including gently rolling arable land, large-scale field patterns, and a simple, open structure. Mature tree belts, hedgerows, and PRoWs crossing the land add visual structure and amenity value, while the southern boundary's relationship with the Kemble and Ewen Special Landscape Area reinforces its landscape importance. Although the approved development to the north will reduce some susceptibility by creating a new urban edge, further expansion southwards would represent a large-scale extension of built form into the open countryside. This would weaken the defined edge established by The Steadings, diminish the undeveloped character of this part ofthe	

Special Landscape Area, and erode the transitional qualities of this part of the dip-slope landscape.

The combination of rural character, visual exposure, the scheduled monument, mature tree structure, and recreational sensitivity associated with multiple PRoWs results in an overall assessment of medium-high landscape sensitivity.

Landscape Context:	**Landscape Context:**
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip Slope Lowland
Landscape Character Area:	LCA TV3B – The Ampneys
Historic Landscape Character:	West: A3x - Former unenclosed cultivation – now enclosed Regular organised enclosure ignoring former unenclosed cultivation patterns East: A4p - Former unenclosed cultivation – now enclosed Less regular organised enclosure partly reflecting former unenclosed cultivation patterns

Constraints/Designations:
Landscape: South-western section of the site falls within the Kemble and Ewen Special Landscape Area
Historic: Settlement SE of Chesterton Farm Scheduled Monument (List Entry Number: 1003444)
Biodiversity: Boundary hedgerows and tree belts, including TPO-protected trees along the northern edge, provide ecological and visual value
Other (floodplain, PRoWS): PRoW Footpaths 27 and 28 and Byway 2 cross the site; Bridleway 26 runs beyond the northern boundary; outside Flood Zones 2 and 3.

Site Reference: R519	**Settlement:** Cirencester

Description:

R519 comprises a small to medium-sized parcel of agricultural land located between Cirencester Road (A419) and a woodland block with associated tree belt to the east, part of which is identified as Priority Habitat Deciduous Woodland. Residential development associated with Preston lies to the north of the site. The land is relatively flat and subdivided by hedgerows and a ditch line that separates the fields.

Views across the site are available from the A419, typically experienced with the wooded eastern boundary forming a backdrop. The parcel is influenced by surrounding infrastructure and development, including existing commercial and residential uses to the south of the A419. These elements introduce movement, noise and a degree of urban influence into the surrounding landscape.

PRoWs cross the site offering open views across the fields. Private residential receptors along the northern boundary also have views across the land. The site lies outside Flood Zones 2 and 3.

The parcel lies within the Dip Slope Lowland Landscape Character Type, specifically TV1B The Ampneys Landscape Character Area. The historic landscape character is identified as A2 – Former unenclosed cultivation now enclosed, with less irregular enclosure patterns partly reflecting former cultivation structure.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

R519 occupies a relatively contained parcel of agricultural land influenced by the presence of the A419 and nearby development to the south of Cirencester Road. While development would be incongruous with the existing settlement pattern, the wider landscape context has already been affected by surrounding infrastructure and urbanising influences.

The site remains visible from the A419 and nearby PRoWs, which increases visual and recreational sensitivity. However, the strong woodland boundary to the east limits wider views and reduces the site's prominence within the broader landscape.

Overall, the combination of moderate natural value, public visibility and proximity to infrastructure, balanced against the site's relatively simple physical character and containment, supports an overall judgement of Medium landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Dip-Slope Lowland
Landscape Character Area:	TV3B The Ampneys
Historic Landscape Character:	A2 – Former unenclosed cultivation now enclosed

Constraints/Designations:
Landscape: None
Historic: Preston Conservation Area and associated listed buildings lie beyond the north-eastern boundary, though the site has limited direct relationship with these assets.
Biodiversity: Priority Habitat Deciduous Woodland located beyond the eastern boundary.
Other (floodplain, PRoWS): No Flood Zones 2 or 3. PRoW BPR 7 crosses the site east–west. PRoW BPR 9 runs close to the southern boundary of the site.

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 15 – Coln St. Aldwyns/ Hatherop/ Quenington

COTSWOLD
District Council

Settlement character

1.1 Three closely linked small villages nestled in the Coln Valley are Coln St Aldwyns located 4km from Hatherop and 2.2km from Quenington.

1.2 Coln St Aldwyns is characterised by its clustered layout of stone cottages and narrow lanes, anchored by the Church of St John the Baptist located in the southern edge of the villages, and was built in the 12th century and extensively restored in the 19th century.

1.3 Hatherop presents a more linear form with estate cottages and traditional buildings aligned along quiet lanes. The Church of St Nicholas was rebuilt in the 19th century and is a focal point of the village. Hatherop Castle a 17th century country house now operating as a preparatory school governs the northern end of the settlement.

1.4 Quenington village is centred around a village green and the River Coln. The Church of St Swithin dates from the 11th century features two rare Norman doorways with intricate carvings. The built form remains closely integrated with the surrounding landscape.

Landscape character

1.5 All three villages are within the Cotswolds National Character Area 107. Coln St Aldwyns, Hatherop and Quenington are classified within the Dip-Slope and River Valley landscape types.

1.6 The villages are nestled in the gently undulating terrain of the Coln Valley. The surrounding countryside is defined by small to medium sized fields, enclosed by dry-stone walls and hedgerows. Williamstrip Estate located in Coln St Aldwyns adds a formal, landscape quality to the setting.

Relationship of the settlement with the surrounding landscape

1.7 The settlements have the following key relationships with the surrounding landscape:

Positive

- All three villages display a strong relationship with the River Coln and the wider valley landscape, with their form and character closely influenced by the valley landform and associated watercourses.

- The villages remain well integrated within the surrounding countryside through a network of mature trees, hedgerows, dry stone walls, pasture and riparian vegetation.

- The valley sides, river corridor and surrounding agricultural land provide an attractive and distinctive setting which contributes significantly to local character and sense of place.

- Historic buildings, churches, bridges, estate cottages and traditional stone walls contribute positively to the landscape and reinforce the strong historic relationship between the settlements and their surroundings.

- The Williamstrip Estate forms an important component of the landscape setting of Coln St Aldwyns, providing mature parkland trees, estate woodland and designed landscape features which contribute to local distinctiveness.

Negative

- The introduction of suburban boundary treatments, domestic planting and associated infrastructure has resulted in some localised erosion of rural character.
- The close relationship between the settlements, the River Coln and the surrounding valley landscape means that even relatively small-scale changes can have a disproportionate influence on the character and appearance of the wider landscape.

Landscape sensitivity considerations

1.8 Coln St Aldwyns, Hatherop and Quenington exhibit generally high landscape sensitivity due to their location within the Coln Valley and the strong relationship between the settlements, the river corridor and the surrounding agricultural landscape.

1.9 The River Coln and associated floodplain, meadows, watercourses and riparian vegetation form key components of local character and are particularly sensitive to change. Development which adversely affects these features could diminish the distinctive valley character and setting of the settlements.

1.10 The surrounding Dip-Slope and River Valley landscapes comprise a mosaic of pasture, arable farmland, woodland, parkland, hedgerows and dry stone walls. These features contribute significantly to landscape character and provide an attractive rural setting to the settlements.

1.11 The historic cores of the villages, together with their churches, estate buildings, bridges and traditional stone cottages, are closely related to the surrounding landscape and contribute substantially to local distinctiveness. Land that contributes to the setting of these heritage assets is particularly sensitive.

1.12 The undeveloped countryside between and surrounding the settlements plays an important role in maintaining their separate identities and preventing the perception of coalescence within the valley.

1.13 Whilst limited opportunities may exist for carefully designed development closely related to the existing built form, proposals should avoid visually prominent locations, protect the valley landscape and conserve the strong relationship between the settlements and the surrounding countryside.

Constraints to be taken into account

1.14 The constraints are shown on Figure A2 and are summarised below:

- Cotswolds National Landscape.
- Conservation Areas within Coln St Aldwyns, Hatherop and Quenington.
- Listed buildings and their settings, including the Churches of St John the Baptist, St Nicholas and St Swithin.
- The River Coln and associated floodplain landscapes.
- Williamstrip Estate and its associated parkland and landscape setting.
- Public Rights of Way and recreational routes.

Areas where development is not suitable

1.15 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Land within the River Coln floodplain and areas closely associated with the river corridor.

- Areas which contribute significantly to the setting of the villages and the wider Coln Valley landscape.

- Land that contributes to the setting of listed buildings, churches, Williamstrip Estate and other heritage assets.

- Open countryside that maintains the separation and distinct identity of the three settlements.

- Prominent valley-side locations and visually exposed settlement edges

Areas for environmental improvement

1.16 The following environmental improvements are suggested:

- Conservation and enhancement of the River Coln corridor and associated riparian habitats.
- Restoration and reinforcement of hedgerow networks, dry stone walls and traditional field boundaries.
- Conservation and management of mature trees, woodland and estate planting. Enhancement of biodiversity through improved habitat connectivity between woodland, grassland and river habitats.
- Protection and enhancement of important views and the wider landscape setting of the settlements.
- Conservation of historic landscape features associated with Williamstrip Estate and the wider valley landscape.

Figure A1: Context and Landscape Character Types and Areas

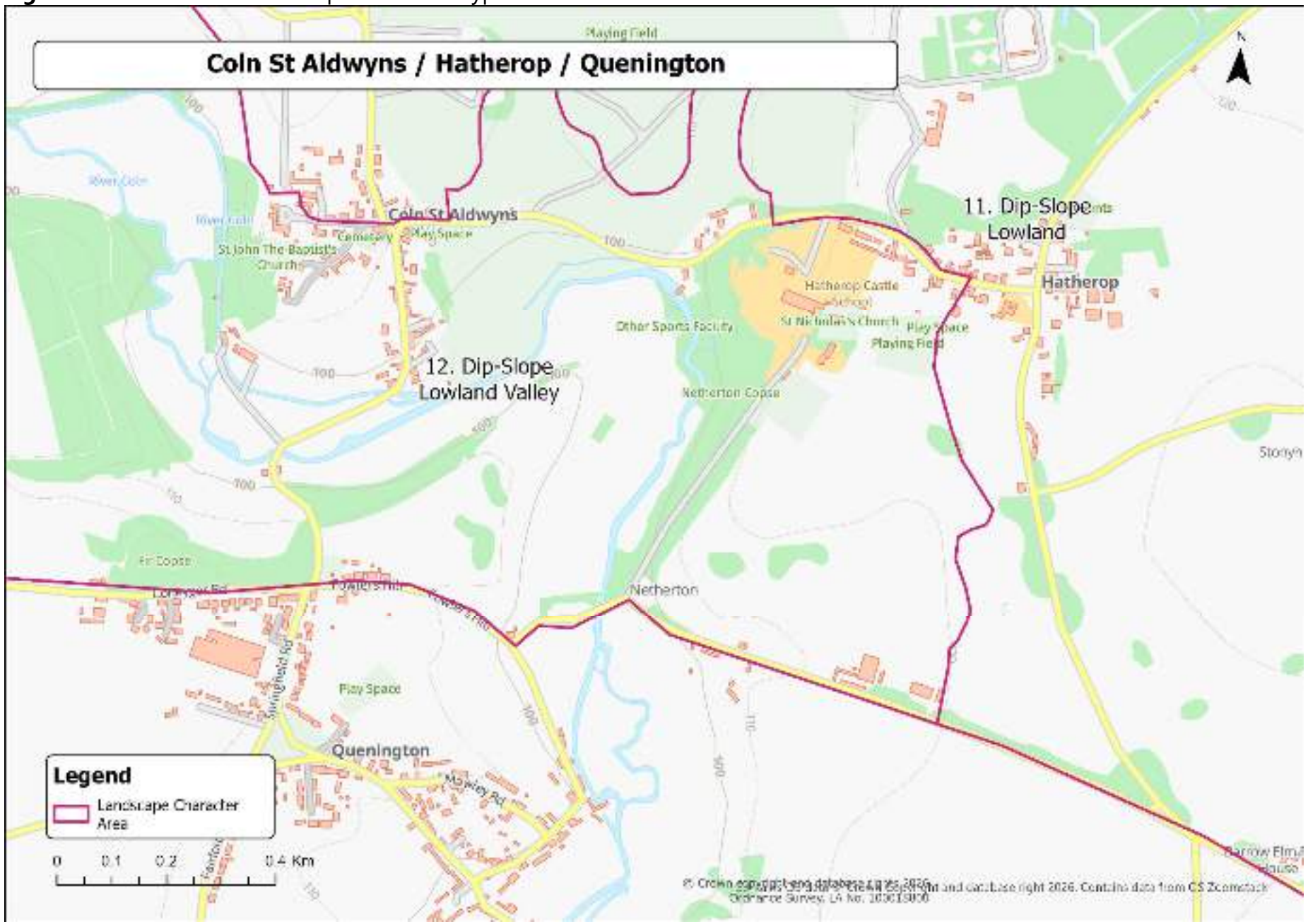
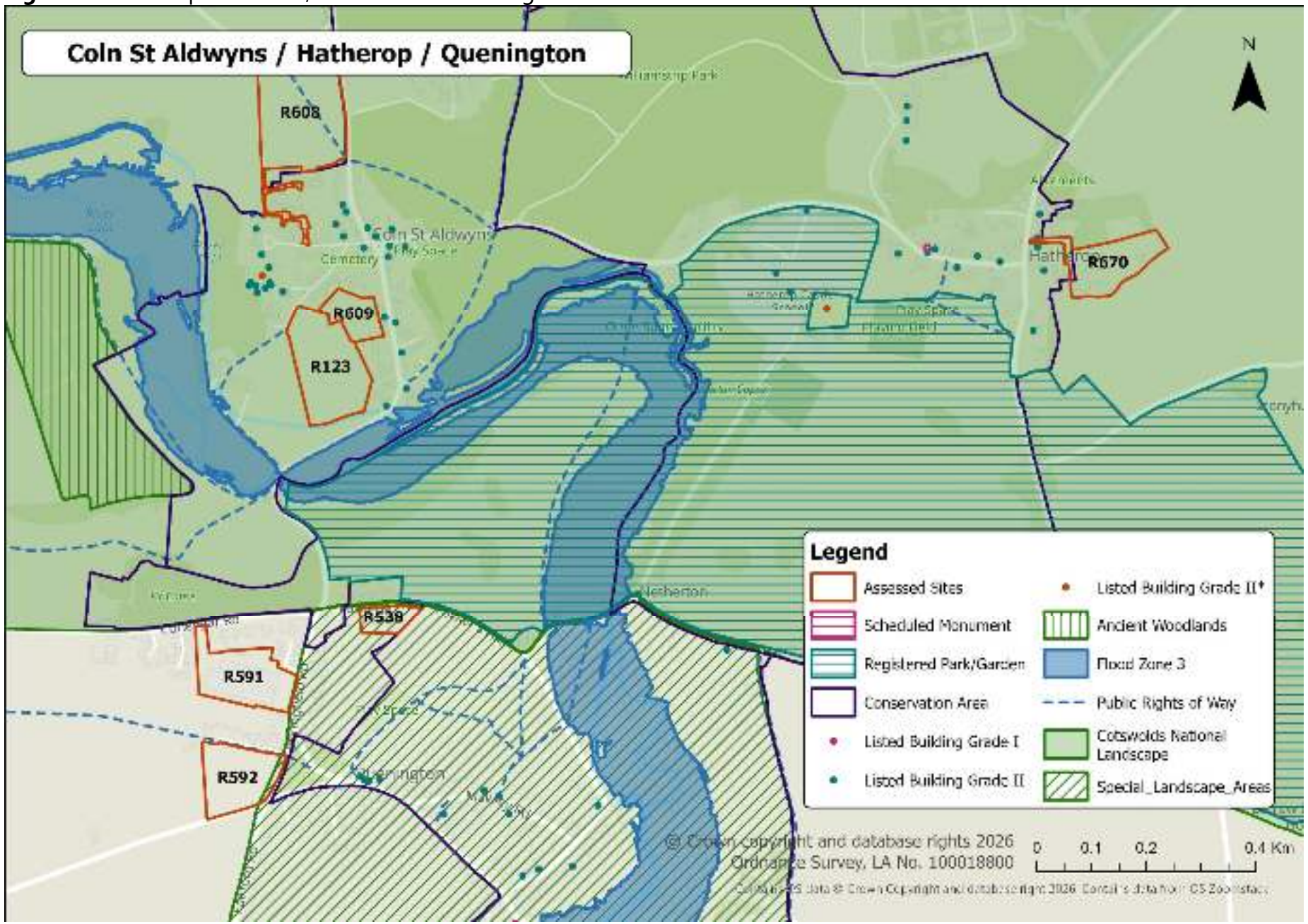


Figure A2: Development Sites, Constraints and Designations



Stage 1 Assessments

1.1 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	R123	R538	R591	R592	R608	R609	R670	R681
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)								
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground								
	Falls within clear views from public vantage points (roads, PROWs, hills)								
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form								
	Introduce a significant area of built form into a rural or visually sensitive landscape.								
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development								
	Risks coalescence or erosion of settlement separation								

Sites to be discounted								

Stage 2 Assessments

Site Reference: R538	**Settlement:** Coln St Aldwyns, Hatherop, Quenington

Description:

Site R538 is located on the north-eastern edge of Quenington, to the south of Fowlers Hill. The site comprises an existing residential property together with its associated garden, occupying a contained plot on the settlement edge.

The site is ornamental in character and is enclosed by mature hedgerows and trees along its boundaries, creating a well-contained landscape with limited intervisibility from the surrounding area. Visibility into the site is largely confined to the existing access, with the mature vegetation providing effective screening from the wider landscape.

The site lies opposite a row of terraced properties and forms part of the established pattern along Fowlers Hill. Although positioned on the north-eastern edge of the village, the site is closely associated with the existing built form and does not display the characteristics of an open agricultural or undeveloped edge-of-settlement landscape.

The site lies beyond the boundary of the Cotswolds National Landscape, although land immediately to the north falls within the designated landscape. Consequently, the site forms part of the wider setting of the National Landscape rather than lying within it. The site also lies within the Coln Valley north of Fairford Special Landscape Area.

The site lies within National Character Area 107 – Cotswolds, within the Dip Slope Lowland Valley Landscape Character Type and TV4B Lower Coln Valley Landscape Character Area. Historically, the site lies within Historic Landscape Character Type A2 – Former unenclosed cultivation now enclosed, characterised by less irregular enclosure patterns partly reflecting former unenclosed cultivation patterns.

Evaluation:	**MEDIUM-LOW SENSITIVITY**

Justification:

The site comprises an existing residential curtilage on the north-eastern edge of Quenington and is strongly associated with the established settlement pattern along Fowlers Hill. The existing dwelling, ornamental garden character and mature boundary vegetation distinguish the site from the surrounding agricultural landscape and reduce its sensitivity to change when compared with undeveloped edge-of-settlement sites.

The site benefits from a high degree of enclosure provided by mature hedgerows and trees, with visibility generally limited to the existing access. Wider views are effectively screened by the established vegetation, resulting in relatively limited visual influence on the surrounding landscape.

Although the site lies within the setting of the Cotswolds National Landscape and the Coln Valley north of Fairford Special Landscape Area, its enclosed residential character means it makes a relatively limited contribution to the wider landscape qualities of these designations. Similarly, whilst land immediately to the north-east and west falls within the Quenington Conservation Area, the site itself forms part of the existing residential edge and has a limited contribution to the wider historic setting.

There are no nearby PRoWs or significant public viewpoints that increase recreational or visual sensitivity, with public views largely confined to the immediate road corridor.

Overall, due to its established residential use, contained character, limited visibility and small scale, the site is considered to have Medium-Low landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip Slope Lowland Valley
Landscape Character Area:	TV4B Lower Coln Valley
Historic Landscape Character:	A2 – Former unenclosed cultivation now enclosed

Constraints/Designations:
Landscape: Located within the Coln Valley north of Fairford Special Landscape Area and within the setting of the Cotswolds National Landscape
Historic: Land to the north, east and west lies within the Quenington Conservation Area
Biodiversity: Mature hedgerows and trees enclosing the residential plot
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. No PRoWs within the immediate surrounding area.

Site Reference: R591	**Settlement:** Coln St Aldwyns, Hatherop, Quenington

Description:

R591 is located within the settlement of Quenington and comprises a predominantly developed site currently occupied by an industrial unit and associated areas of hardstanding. The site has vehicular access from Springfield Road to the east and Coneygar Road to the north.

The parcel is enclosed on all sides by residential development and reads as part of the built-up area of the village. The majority of the site has an urbanised character associated with the existing industrial use and hardstanding. A small section of the site to the south comprises an area of grassland that appears more closely associated with the adjoining residential properties.

Vegetation along the boundaries represents the most notable landscape feature of the site. Mixed species trees occur along parts of the boundaries, including a number of TPO trees associated with the access onto Coneygar Road. A mature single-species hedgerow defines the Springfield Road boundary.

While the site itself lies outside designated landscapes, the land to the east falls within the Coln Valley North of Fairford Special Landscape Area, and land to the north of Coneygar Road lies within the Quenington Conservation Area, with part of this area also located within the Cotswolds National Landscape. As a result, the site lies within the wider setting of these designations.

The site lies outside Flood Zones 2 and 3 and there is no public access through the parcel. The surrounding context and existing built development mean the site has an established urbanised character.

The parcel falls within the Dip Slope Lowland Valley Landscape Character Type and the TV4B Lower Coln Valley Landscape Character Area. The historic landscape character is identified as G4 – Towns, villages and hamlets (existing settlement extent).

Evaluation:	**LOW TO MEDIUM-LOW SENSITIVITY**

Justification:

R591 is a largely developed site within the built-up area of Quenington and currently accommodates an industrial unit and associated hardstanding. As a result, the parcel already has an urbanised character and makes a limited contribution to the wider landscape structure or rural setting of the village.

The primary landscape value within the site relates to the boundary vegetation, including mature trees and hedgerows, some of which are subject to Tree Preservation Orders. These features provide local landscape structure and contribute to visual containment.

The small grassland area to the south of the site has a slightly higher sensitivity due to its association with adjacent residential properties and its green character. However, the wider parcel remains strongly influenced by its existing built form and surrounding residential context.

On balance, the site is considered to have Low to Medium–Low landscape sensitivity, with the industrial portion of the site representing Low sensitivity and the smaller grassland area to the south representing Medium–Low sensitivity.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip Slope Lowland Valley
Landscape Character Area:	TV4B Lower Coln Valley
Historic Landscape Character:	G4 – Towns, villages and hamlets

Constraints/Designations:

Landscape: Land to the east within the Coln Valley North of Fairford Special Landscape Area. Site lies within the wider setting of the Cotswolds National Landscape to the north.
Historic: Land to the north of Coneygar Road lies within the Quenington Conservation Area.
Biodiversity: Boundary trees and hedgerows including TPO trees at the Coneygar Road access
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. No PRoWs cross the site.

Site Reference: R592	**Settlement:** Coln St Aldwyns, Hatherop, Quenington

Description:

R592 is located to the west of Springfield Road and the village green on the south-western edge of Quenington. The site comprises a pastoral field enclosed by hedgerows and hedgerow trees, forming part of the agricultural landscape at the edge of the village.

Residential development lies to the north along a small lane accessed from Springfield Road, which also forms part of PRoW Footpath 13. The site sits adjacent to the semi-urban edge of the settlement and has a functional relationship with the village, particularly with the open space associated with the green. Development of the parcel would extend the settlement into a currently undeveloped field; however, the core village structure centred around the green would remain legible.

The land slopes gently southwards, meaning that any development would be more readily perceived from the south, particularly in winter months when vegetation cover is reduced. Some residential development within the village is already visible in these wider views, indicating that the settlement edge is already perceptible within the surrounding landscape.

The site lies beyond the western boundary of the Special Landscape Area and outside the Quenington Conservation Area. It is also located outside Flood Zones 2 and 3. There is no public access through the site itself.

The parcel falls within the Dip Slope Lowland Valley Landscape Character Type and the TV4B Lower Coln Valley Landscape Character Area. The historic landscape character is identified as B3A – Open common land used as long-term pasture, now mainly enclosed, reflecting organised enclosure of former unenclosed pasture derived from historic agricultural landscapes.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

R592 forms part of the pastoral landscape on the south-western edge of Quenington and contributes to the transition between the village and the surrounding countryside. While the parcel is currently undeveloped and contributes to the open character of this edge of the settlement, it sits adjacent to existing residential development and maintains a clear relationship with the village.

The gentle southward slope means development could be visible from the surrounding landscape, particularly in winter months. However, some existing development within the village is already perceptible in these wider views, meaning that the presence of built form in this part of the landscape is not entirely absent.

The site lies outside key landscape and heritage designations and does not contain strong internal landscape features beyond its boundary vegetation. As a result, while the parcel contributes to the rural setting of Quenington, the landscape is not highly sensitive to change.

On this basis, the site's relationship with the settlement edge, moderate landscape features and limited public access support an overall judgement of Medium landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip Slope Lowland Valley
Landscape Character Area:	TV4B Lower Coln Valley
Historic Landscape Character:	B3A – Open common land used as long-term pasture, now mainly enclosed.
Constraints/Designations: Landscape: Within the setting of the Special Landscape Area. Historic: Within the setting of the Quenington Conservation Area. Biodiversity: Hedgerows and hedgerow trees on field boundaries. Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. PRoW Footpath 13 runs along the lane to the north of the site.	

Site Reference: R670	**Settlement:** Coln St Aldwyns, Hatherop, Quenington

Description:

The site is located on the eastern edge of Hatherop, positioned immediately adjacent to and accessed through the Hatherop Conservation Area. It comprises two distinct parts. The western portion contains agricultural buildings and associated hardstanding, giving it a previously developed and utilitarian character. The eastern portion transitions into woodland and scrub, forming a softer and more natural landscape component that connects with wider countryside beyond.

Access to the site is from within the Conservation Area, via an entrance located between listed buildings, including the Barn at Glebe Farm (Grade II, Entry 1089443). The site is largely set back from the street, meaning it is not readily visible from within the village core, with only the access point evident from the public realm. However, the agricultural buildings and parts of the site are visible from the local lane to the south east, where the land opens out, indicating that any future development would likely also be perceptible from these routes.

The site adjoins Deciduous Woodland Priority Habitat to the north, reinforcing its relationship with semi-natural landscape elements. The landform is gently sloping and transitional, moving from the village edge into open countryside. There are no PRoWs crossing or adjoining the site, and it lies outside Flood Zones 2 and 3.

The site lies within the Cotswolds National Landscape, Dip-Slope Lowland LCT, more locally the South and Mid Cotswolds Lowlands LCA (11A).

Evaluation:	**MEDIUM TO MEDIUM-HIGH SENSITIVITY**

Parcel R670 is assessed as Medium to Medium-High sensitivity, reflecting the contrast across the site between the more modified western brownfield area and the more sensitive eastern woodland and scrub. While the western section has a functional agricultural character and limited visibility from the village, the site as a whole is closely associated with the setting of the Conservation Area and is accessed between Grade II listed buildings, which increases historic sensitivity.

Visibility from a local lane to the south-east, combined with the gently rising landform, means that development would likely be perceptible in the wider landscape, particularly if it extended into the eastern portion of the site. This eastern area also contributes more strongly to natural and perceptual qualities, with proximity to Priority Habitat woodland and a clearer relationship to open countryside.

Within the Cotswolds National Landscape, the site contributes to special qualities associated with historic village edges and the transition from built envelope to wooded and agricultural landscapes. Development confined to the western brownfield area may be less sensitive, but expansion eastwards would increase landscape impacts. Taken together, these factors support an overall judgement of Medium to Medium-High sensitivity, with

sensitivity clearly increasing from west to east.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland
Landscape Character Area:	LCA 11A – South and Mid Cotswolds Lowlands
Historic Landscape Character:	A4p Former unenclosed cultivation now enclosed.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Adjacent to Hatherop Conservation Area. Access between listed buildings including Barn at Glebe Farm (Grade II) and 24 and 25, Hatherop Village (Grade II). Biodiversity: Deciduous Woodland Priority Habitat to the north Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. No PRoWs.	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 16 - Didmarton



COTSWOLD
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Settlement character

1.1 Didmarton is a small historic village located approximately 6km north-west of Tetbury and close to the Gloucestershire and Wiltshire boundary. The settlement occupies a gently elevated position within the South and Mid Cotswolds Lowlands and is surrounded by a predominantly agricultural landscape of arable fields, pasture and estate land.

1.2 The village is centred around the Church of St Andrew and a collection of traditional limestone buildings which reflect its long agricultural history. Development is generally concentrated along the village lanes and around a series of interconnected spaces, creating a compact and cohesive settlement pattern.

1.3 The historic relationship between the village, the surrounding farmland and the nearby Badminton Estate remains evident and contributes significantly to local distinctiveness. Mature trees, estate planting, hedgerows and traditional field boundaries provide an attractive landscape framework around the settlement.

1.4 Whilst some modern development has occurred within the village, Didmarton retains a strongly rural character with a clear distinction between the built form and the surrounding countryside.

Landscape character

1.5 Didmarton lies within the Cotswolds National Character Area 107: Cotswolds and falls within the Dip-Slope Lowland Landscape Character Type, specifically Landscape Character Area 11A: South and Mid Cotswolds Lowlands.

1.6 This landscape is characterised by a gently rolling and undulating lowland landscape lying below the High Wold. The area comprises a mosaic of arable farmland, pasture, hedgerows, mature trees, estate planting, and occasional woodland blocks. Settlement is generally dispersed and interspersed with farmsteads and small villages.

1.7 The landscape possesses a relatively open character, although mature hedgerows, woodland belts and estate planting provide enclosure in places. Long-distance views are often available across the undulating countryside, whilst the agricultural land use contributes strongly to the area's rural character.

1.8 The historic landscape character is defined by former unenclosed cultivation that has subsequently been enclosed, creating a distinctive pattern of agricultural fields bounded by hedgerows and other traditional landscape features. This contributes to the area's time-depth and historic character.

Relationship of the settlement with the surrounding landscape

1.9 The settlement has the following key relationships with the surrounding landscape:

Positive

- The village maintains a strong relationship with the surrounding agricultural landscape and estate farmland.
- Mature trees, hedgerows, woodland belts and estate planting provide a well-developed landscape framework which integrates the settlement into the surrounding countryside.
- The historic core forms an attractive focal point within the wider landscape and contributes significantly to local distinctiveness.
- The surrounding agricultural landscape provides an important rural setting and helps maintain separation from neighbouring settlements.
- The influence of the Badminton Estate contributes positively to landscape character through mature trees, historic land management and estate features.

Negative

- Modern edge-of-settlement development has locally weakened the transition between village and countryside.
- Some settlement edges are visually exposed due to the flat and open nature of the surrounding landscape.
- The introduction of suburban boundary treatments, domestic planting and associated infrastructure has resulted in some localised erosion of rural character.

Landscape sensitivity considerations

1.10 Didmarton exhibits generally high landscape sensitivity due to its location within the South and Mid Cotswolds Lowlands and the strong relationship between the settlement, its agricultural setting and surrounding estate landscape.

1.11 The gently rolling and relatively open nature of the landscape means that development on exposed settlement edges can be visible across the wider countryside and has the potential to affect the rural character of the area. The village's historic core, church, mature trees and surrounding farmland form key components of local character and are particularly sensitive to change.

1.12 Areas of agricultural land surrounding the village are highly sensitive due to their contribution to the setting of the settlement, historic field patterns and the wider character of the Dip-Slope Lowland landscape. Development within these areas could adversely affect the relationship between the village and its rural surroundings.

1.13 The undeveloped countryside surrounding Didmarton plays an important role in maintaining the settlement's rural character, preserving views and preventing the erosion of its distinct identity.

1.14 Limited opportunities may exist for small-scale development where proposals are well related to the existing built form, avoid visually prominent locations and retain the characteristic landscape structure of the area.

Constraints to be taken into account

1.15 The constraints are shown on Figure A2 and are summarised below:

- Cotswolds National Landscape.
- Didmarton Conservation Area.
- St Andrew's Church and other listed buildings.
- Historic field patterns associated with former unenclosed cultivation.
- Public Rights of Way and recreational routes

Areas where development is not suitable

1.16 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Areas which would adversely affect the setting of heritage assets, including the Conservation Area, St Andrew's Church and listed buildings.
- Prominent settlement edges and visually exposed locations.
- Land that contributes to important views into, out of or across the settlement.
- Areas which would erode the historic relationship between the village and surrounding estate landscape.

Areas for environmental improvement

1.17 The following environmental improvements are suggested:

- Restoration and reinforcement of hedgerow networks and traditional field boundaries.
- Conservation and management of mature trees, estate planting, and woodland belts.
- Strengthening of landscape structure along settlement edges through native planting.
- Conservation of historic landscape features and traditional boundary treatments.
- Enhancement of biodiversity through improved habitat connectivity between woodland, hedgerows and farmland habitats.

Figure A1: Context and Landscape Character Types and Area

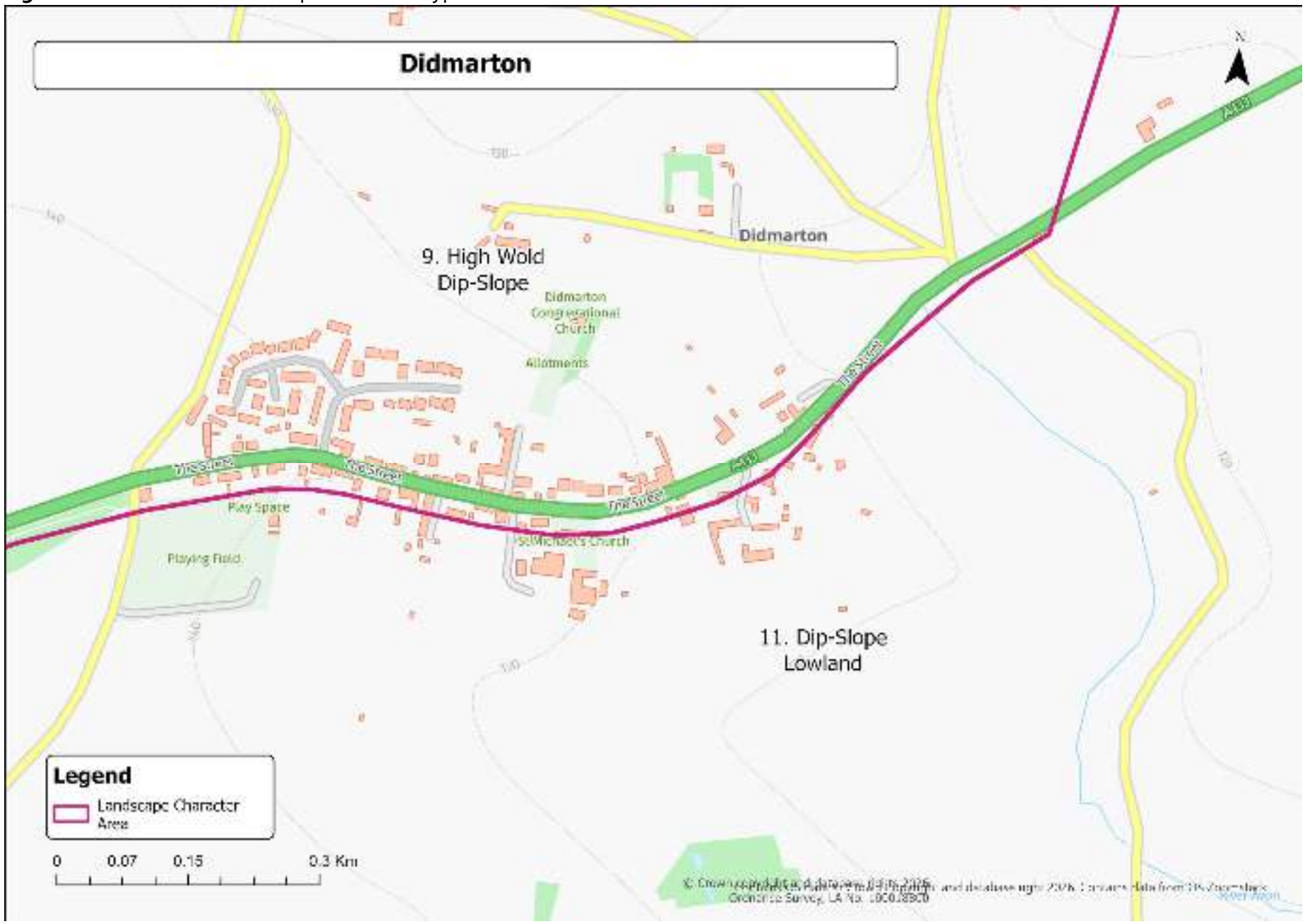
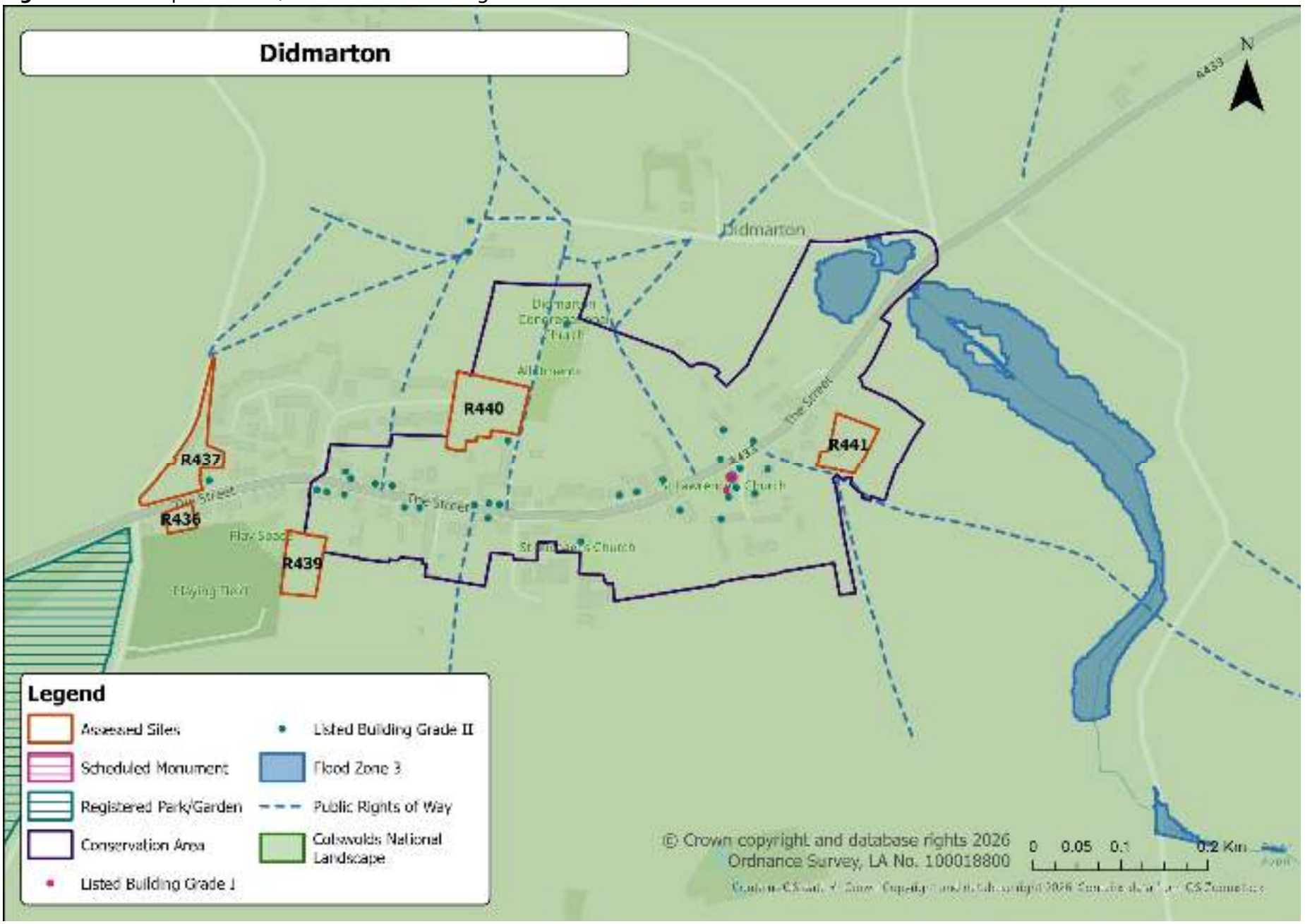


Figure A2: Development Sites, Constraints and Designation



Stage 1 Assessments

1.1 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	R436	R437	R439	R440	R441
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)					
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground					
	Falls within clear views from public vantage points (roads, PROWs, hills)					
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form					
	Introduce a significant area of built form into a rural or visually sensitive landscape.					
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development					
	Risks coalescence or erosion of settlement separation					

Sites to be discounted					

Stage 2 Assessments

Site Reference: R436	**Settlement:** Didmarton
Description: Site R436 comprises a small-scale parcel of land located along The Street (A433) within Didmarton. The site forms part of garden land situated between two existing residential dwellings and is enclosed to the north and south by traditional stone walls which contribute to the local character along the roadside frontage. The site is relatively contained in character and forms part of the existing ribbon pattern of development extending along The Street. A row of trees through the centre of the site increases the level of vegetation cover and contributes positively to the local landscape structure and visual amenity. To the south of the site lies an area of recreation ground, from which there are open views towards the site. The site is not located close to the Conservation Area. However, it lies within the setting of Townend Farmhouse (List Entry: 1341149), and one of the Badminton Estate Lodges, therefore has some relationship with the historic built environment and surrounding rural village context. The site lies within the Cotswolds National Landscape, within the High Wold Dip-Slope Landscape Character Type and Landscape Character Area 9D Cotswolds High Wold Dip-Slope. It is also located within Historic Landscape Character Type A2 – Former unenclosed cultivation now enclosed, characterised by less irregular enclosure patterns partly reflecting former unenclosed cultivation patterns.	
Evaluation:	**MEDIUM-LOW SENSITIVITY**
Justification: The site comprises a relatively small and contained parcel of garden land situated within the existing built form of Didmarton along The Street. Its position between existing residential dwellings and relationship with the established ribbon pattern of development means that development in this location would not appear substantially detached or incongruous in settlement terms. The site is enclosed by traditional stone walls which contribute positively to local character and reflect the vernacular qualities associated with the Cotswolds National Landscape. The row of trees through the centre of the site also provides additional vegetation structure and contributes to local visual amenity and settlement character. Whilst visibility of the site is possible from the adjacent recreation ground and roadside corridor, views are relatively localised in extent and experienced within the context of the existing village edge and surrounding built form. The site does not occupy a visually	

prominent or exposed landscape position within the wider landscape. Overall, whilst the site retains some landscape and visual sensitivity due to its location within the nationally designated landscape and contribution of traditional boundary features, its contained nature, association with the existing settlement pattern and relatively localised visibility result in an overall judgement of Medium-Low landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 107 - Cotswolds
Landscape Character Type:	High Wold Dip-Slope
Landscape Character Area:	9D Cotswolds High Wold Dip-Slope
Historic Landscape Character:	A2 – Former unenclosed cultivation now enclosed

Constraints/Designations:
Landscape: Located within the Cotswolds National Landscape
Historic: Within the setting of Townend Farmhouse (Grade II Listed Building, List Entry: 1341149)
Biodiversity: Row of trees through the centre of the site

Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. No PRoWs cross the site.

Site Reference: R437	**Settlement:** Didmarton

Description:

Site R437 is located on the western edge of Didmarton at the junction of The Street (A433) and the lane leading north towards Oldbury-on-the-Hill. The site occupies an edge-of-settlement position and comprises a mixture of existing barns, gravelled areas and managed grassland associated with the existing built form and settlement edge.

The north-western boundary is defined by a traditional stone wall together with mature trees protected by Tree Preservation Order Reference 06/00026/TPO, including both individual trees and tree groups. These trees form a prominent and important landscape feature at the settlement edge and contribute significantly to local character and visual amenity. Beyond the site to the north-west are open countryside views across the surrounding rural landscape.

The south-eastern boundary adjoins existing residential development, whilst the northern edge of the site is more open in character, comprising a grass verge with no strongly defined boundary treatment to the adjoining lane. This lane connects directly to Restricted Byway 18 and PRoW Footpath 19, increasing the recreational relationship between the site and wider countryside access network.

The site lies within the Cotswolds National Landscape, within the High Wold Dip-Slope Landscape Character Type and Landscape Character Area 9D Cotswolds High Wold Dip-Slope. Historically, the site lies within Historic Landscape Character Type G3 – Towns, villages and hamlets, reflecting the historic extent of settlement established by the mid-19th century.

The site lies outside Flood Zones 2 and 3 and is located within the setting of Townend Farmhouse (List Entry: 1341149).

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site occupies a sensitive edge-of-settlement location on the western approach into Didmarton where the village transitions into the surrounding open countryside. Whilst the site contains existing barns and areas of hardstanding, it nevertheless retains a relatively open and semi-rural character due to the presence of mature vegetation, open western aspect and relationship with the wider rural landscape.

The mature trees protected by Tree Preservation Order 06/00026/TPO are a particularly important feature of the site and contribute strongly to local distinctiveness, landscape structure and the verdant character associated with the Cotswolds National Landscape. These features also contribute positively to the rural entrance into the village and wider visual amenity.

Although the site is visually associated with the existing settlement edge and adjacent residential development, the open relationship with countryside to the west and north-west

increases sensitivity in both landscape and visual terms. Development has the potential to extend urbanising influence further into the rural edge of the settlement and alter the existing transition between village and countryside.

The site also contributes to the agricultural setting of Townend Farmhouse and forms part of the historic settlement edge associated with the established historic core of the village and the link to the open countryside. The presence of traditional stone walls and mature vegetation reinforces this historic rural village character.

Visibility from surrounding roads, neighbouring residential properties and the adjacent PRoW network further increases sensitivity, particularly given the openness of the western edge and views from the surrounding countryside.

Overall, whilst the site has some association with the existing settlement and contains existing built form, the combination of mature protected vegetation, edge-of-settlement location, contribution to historic village character and visual relationship with the wider countryside results in an overall judgement of Medium-High landscape sensitivity

Landscape Context:	
National Character Area:	NCA 107 - Cotswolds
Landscape Character Type:	High Wold Dip-Slope
Landscape Character Area:	9D Cotswolds High Wold Dip-Slope
Historic Landscape Character:	G3 – Towns, villages and hamlets

Constraints/Designations:
Landscape: Located within the Cotswolds National Landscape
Historic: Within the setting of Townend Farmhouse (Grade II Listed Building, List Entry: 1341149)
Biodiversity: Mature trees protected by Tree Preservation Order Reference 06/00026/TPO.

Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. Adjacent Lane connects to Restricted Byway 18 and PRoW Footpath 19.

Site Reference: R439	**Settlement:** Didmarton

Description:

Site R439 comprises part of a pastoral grassland field located to the south of The Street (A433) on the southern edge of Didmarton, beyond the existing ribbon of residential development. The site occupies a slightly undulating landscape position and forms part of the wider pastoral countryside surrounding the village.

The northern boundary fronts onto an access road and existing residential property rear gardens, with a post and rail fence providing limited enclosure. A hedgerow defines the western boundaries, whilst the eastern and southern boundaries are arbitrary, forming part of a larger field.

The site retains a strong relationship with the surrounding countryside and allows views towards adjoining pastoral fields and the wider rural landscape. Public views into the site are relatively limited, with visibility primarily experienced from the adjacent playing fields to the west.

Although the site adjoins existing development to the north, development in this location would extend built form beyond the established ribbon pattern along The Street and encroach into the surrounding pastoral landscape in a manner that would appear somewhat incongruous with the existing settlement form and edge character.

The site adjoins the Didmarton Conservation Area and a number of Listed Buildings (Grade II Listed 47, The Street (Entry 1089705) and 43 and 45, The Street (Entry 1264786) along its northern boundary and therefore contributes to the immediate setting of the historic settlement edge and surrounding rural landscape context.

The site lies within the Cotswolds National Landscape, within the Dip-Slope Lowland Landscape Character Type and Landscape Character Area 11A South and Mid Cotswolds Lowlands. Historically, the site lies within Historic Landscape Character Type A2 – Former unenclosed cultivation now enclosed, characterised by less irregular enclosure patterns partly reflecting former unenclosed cultivation patterns.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site forms part of the pastoral landscape on the southern edge of Didmarton and contributes positively to the rural setting of the village within the Cotswolds National Landscape. Although physically adjacent to existing residential development, the site remains visually and spatially associated with the wider countryside beyond the established ribbon pattern of development along The Street.

The slightly undulating landform, pastoral character and strong boundary features contribute positively to local distinctiveness and reinforce the rural edge character of this part of the settlement.

Whilst the site is not highly prominent in wider public views, development would nevertheless alter the existing relationship between the village and surrounding countryside and appear somewhat incongruous with the established linear settlement pattern.

The site also contributes to the setting of the adjoining Didmarton Conservation Area, where the open pastoral edge and transition into countryside form part of the historic rural context of the settlement and the setting of the Listed Buildings.

The site contributes to several of the recognised special qualities of the Cotswolds National Landscape, including its rural tranquillity, pastoral character and the strong relationship between historic settlements and the surrounding agricultural landscape.

Overall, whilst the site has some containment and relatively limited wider public visibility, the combination of its contribution to settlement setting, relationship with the Conservation Area, pastoral landscape character and location within the nationally designated landscape results in an overall judgement of Medium-High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 107 - Cotswolds
Landscape Character Type:	Dip-Slope Lowland
Landscape Character Area:	11A South and Mid Cotswolds Lowlands
Historic Landscape Character:	A2 – Former unenclosed cultivation now enclosed

Constraints/Designations:
Landscape: Located within the Cotswolds National Landscape
Historic: Adjoins Didmarton Conservation Area along the northern boundary
Biodiversity: Hedgerow on western boundary.
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. No PRoWS on site.

Site Reference: R440	**Settlement:** Didmarton

Description:

Site R440 comprises a grassland parcel located on the northern edge of Didmarton, positioned east of St Arilds Road and west of an allotment site. The site occupies a relatively elevated position consistent with the existing settlement, before the land falls away northwards towards a tree-lined boundary and wider countryside containing scattered farmsteads and small agricultural and residential groupings.

The site is enclosed by existing residential development along the western boundary and to the south. Allotments define the eastern boundary, whilst the northern edge is currently arbitrary in character, extending into the remainder of the wider field parcel beyond.

The site lies within the Didmarton Conservation Area and has a strong relationship with the surrounding historic settlement pattern. It also adjoins the setting of Grade II Listed 19 Chapel Walk (List Entry: 1153274) immediately to the south, Grade II Listed Didmarton Congregational Church (List Entry: 1089731) to the north-east of the site and Grade II Listed Highfields (List Entry: 1341164) to the north west.

PRoW Footpath 23 adjoins the eastern edge of the site, running between the site and the allotments. Further north-west, PRoW Footpaths 19 and 20 cross the adjoining field and allow views towards the site and settlement edge.

The site lies within the Cotswolds National Landscape, within the High Wold Dip-Slope Landscape Character Type and Landscape Character Area 9D Cotswolds High Wold Dip-Slope. Historically, the southern half of the site lies within Historic Landscape Character Type G3 – Towns, villages and hamlets, reflecting the historic settlement extent by the mid-19th century, whilst the northern half lies within Historic Landscape Character Type A2 – Former unenclosed cultivation now enclosed.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site occupies a sensitive position on the northern edge of Didmarton where the existing settlement transitions into the surrounding rural landscape. Although the site is closely associated with adjacent residential development and existing settlement form, it nevertheless contributes positively to the open character and historic setting of the village edge within the Cotswolds National Landscape.

Historic character and setting are particularly important considerations in relation to this site. The site lies within the Didmarton Conservation Area and forms part of the setting of both Chapel Walk and Didmarton Congregational Church. The site also reflects the transition between the historic settlement core and the surrounding agricultural landscape through the differing Historic Landscape Character designations across the site.

The elevated position of the site means that it forms part of the visible northern edge of the village, particularly in views from adjoining PRoWs and the surrounding countryside to the north-west. Whilst development would generally be viewed in the context of the existing settlement, it would nevertheless extend built form further into the open edge landscape and alter the current relationship between the village and countryside.

The arbitrary northern boundary further highlights the open relationship between the site and the wider field parcel beyond. Although the site is visually contained to some extent by adjacent development and allotments, the wider landscape remains perceptible due to the falling landform northwards and views towards the surrounding pastoral countryside.

The site contributes to several of the recognised special qualities of the Cotswolds National Landscape, including the historic settlement pattern, rural tranquillity, relationship between villages and the surrounding agricultural landscape, and the presence of traditional historic built form within a rural landscape setting.

Whilst the site is visually and physically associated with the settlement, the importance of its historic character and setting, relationship with designated heritage assets, visible settlement edge role and association with the adjacent PRoW network result in an overall judgement of Medium-High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 107 - Cotswolds
Landscape Character Type:	High Wold
Landscape Character Area:	9D Cotswolds High Wold Dip-Slope
Historic Landscape Character:	Southern half: G3 – Towns, villages and hamlets. Northern half: A2 – Former unenclosed cultivation now enclosed

Constraints/Designations:
Landscape: Located within the Cotswolds National Landscape
Historic: Located in the Didmarton Conservation Area and is within the setting of Chapel Walk (List Entry: 1153274) and located near Didmarton Congregational Church (List Entry: 1089731)
Biodiversity: Grassland habitat
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. PRoW Footpath 23 adjoins the eastern boundary. PRoW Footpaths 19 and 20 within the adjoining field to the north-west experience views towards the site.

Site Reference: R441	**Settlement:** Didmarton

Description:

Site R441 is located on the eastern edge of Didmarton and comprises a derelict barn-type structure together with associated garden land. The site is relatively unmanaged in character, comprising rough grassland with mature shrubs and trees along its boundaries which contribute positively to local vegetation structure and enclosure.

The site occupies a slightly elevated position above the A433 on the eastern approach into the village and therefore forms part of the visible settlement edge when approaching Didmarton from the east. The elevated position increases the site's visual presence within the local landscape and contributes to its relationship with the surrounding countryside and village setting.

The site lies within the Didmarton Conservation Area and forms part of the historic edge character of the settlement. The Summerhouse and The Old Laundry immediately west of the site are also protected through the Didmarton Article 4 Direction (considered Non-Designated Heritage Assets), further reflecting the historic and architectural sensitivity of this part of the village.

PRoW Footpath 28 lies adjacent to the southern boundary of the site, connecting the village with the wider countryside to the south-east. This route provides recreational access and allows views towards the site from users travelling between the village and surrounding rural landscape.

The site lies within the Cotswolds National Landscape, within the Dip-Slope Lowland Landscape Character Type and Landscape Character Area 11A South and Mid Cotswolds Lowlands. Historically, the site lies within Historic Landscape Character Type A2 – Former unenclosed cultivation now enclosed.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site occupies a visually and historically sensitive position on the eastern edge of Didmarton within the Cotswolds National Landscape and the Didmarton Conservation Area. Although the site contains an existing derelict barn-type structure and is associated with the settlement edge, it nevertheless contributes positively to the rural and historic character of the village approach.

The elevated position of the site above the A433 increases its prominence within views approaching the village from the east. Development would therefore influence the character of the settlement edge and introduce additional built form into views currently characterised by a more vegetated and transitional rural edge condition.

Whilst the site has some relationship with the existing settlement and contains existing built development, the development of the site would be incongruous to the ribbon

pattern of village development. Nonetheless, the extent of potential effects would be influenced by the amount and form of development proposed on site.

The site contributes to several of the recognised special qualities of the Cotswolds National Landscape, including the relationship between historic settlements and the surrounding countryside, rural tranquillity, vegetation structure and the scenic qualities of the village edge and approach routes.

Overall, due to the site's elevated and visible position, relationship with the Conservation Area and PRoW network, contribution to the historic settlement edge and sensitivity of the eastern village approach, the site is considered to have Medium-High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 107 - Cotswolds
Landscape Character Type:	Dip-Slope Lowland
Landscape Character Area:	11A South and Mid Cotswolds Lowlands
Historic Landscape Character:	A2 – Former unenclosed cultivation now enclosed

Constraints/Designations:
Landscape: Located within the Cotswolds National Landscape
Historic: Located in the Didmarton Conservation Area and adjacent property to the west protected through the Didmarton Article 4 Direction
Biodiversity: Mature shrubs and trees along the site boundaries
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. PRoW Footpath 28 runs along the southern boundary of the site.

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 17 – Down Ampney

COTSWOLD
District Council

Settlement character

1.1 Down Ampney lies in the broad vale of the Thames 1.5km east of the A419 Cirencester to Swindon Road. A manor and village has been located at Down Ampney for 900 years. It was relocated from its original position in 1349 following an outbreak of the 'plague'. Most of the village lies within a large commercially run agricultural estate.

1.2 The key characteristic of the village is its linearity and close connection with the agricultural landscape that surrounds it. It has visually permeable edges.

1.3 The village consists of three parts. In the north is the modern Broadleaze Estate which is a visually prominent block of housing that is poorly integrated with the rest of the village. The middle section consists predominantly of 19th Century estate cottages with some modern infill development which to the south has retained green spaces articulating the settlement form. To the south of the village is the Conservation Area which contains the Church of All Saints and Down Ampney House.

Landscape character

1.4 The settlement is located within the 108, 'Upper Thames Clay Vales National Character Area. At the county level it is within the River Basin Lowland landscape type and the Down Ampney LCA.

1.5 Most of the landscape surrounding the village is gently undulating with little height variation. Land use is predominantly intensive agricultural land with medium-sized or large regular fields with mixed hawthorn and blackthorn hedges. However, to the south of the village is an area of parkland surrounding the Church of All Saints and Down Ampney House.

Relationship of the settlement with the surrounding landscape

1.6 A 'Village Design Statement' was prepared by the residents of Down Ampney in 1995 in conjunction with Cotswold District Council. This analyses the character of the village and provides guidance to all interested parties when considering planning applications. All subsequent development in the village has essentially followed the allocated areas of which none now remain undeveloped.

1.7 The settlement has the following key relationships with the surrounding landscape:

Positive

- The linearity of the development pattern and the immediate relationship between the village and the agricultural land surrounding it.

Negative

- 'Planned' development in blocks such as Broadleaze.
- In-fill development that detracts from the way that the agricultural land integrates with the village.

Landscape sensitivity considerations

1.8 The landscape surrounding the village is generally large scale, relatively open agricultural land and strongly defines the rural character of the area. However it does not have any national or local landscape designation. The parkland to the south is a feature within the area, and its scale and character has considerable value locally.

1.9 The agricultural landscape has potential to accommodate development. However, any such development would be damaging to the essential character of the village as described below in more detail.

Constraints to be taken into account

1.10 The constraints are shown on Figure D2 and are summarised below:

- Conservation Area
- Listed buildings and structures

Areas where development is not suitable

1.11 The linearity of Down Ampney and its relationship with the surrounding agricultural land with green gaps and spaces running into the main street is sensitive to development. Any development should retain these gaps and the linear character.

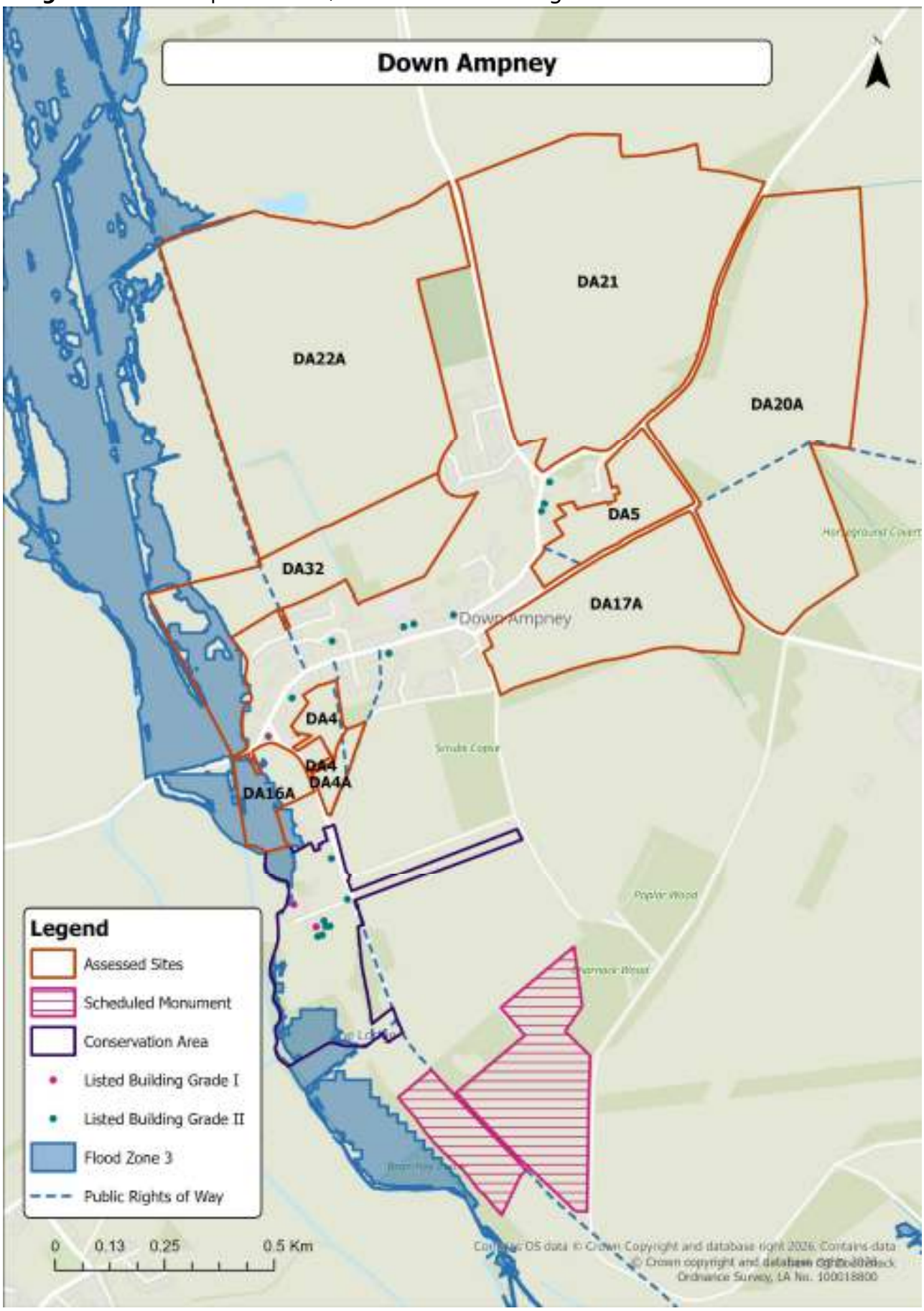
Areas for environmental improvement

1.12 There is potential to improve the integration of the Broadleaze estate with the surrounding landscape through the provision of planting both to the east and the west of the development. This planting should not seek to totally screen the estate but should seek to visually 'break-up' its harsh edge.

Figure A1: Context and Landscape Character Types and Areas



Figure A2: Development Sites, Constraints and Designations



Stage 2 Assessments

Site Reference: DA4	**Settlement:** Down Ampney

Description:

The site lies on the southern edge of Down Ampney, to the rear of residential properties along Charlham Way. It comprises a small area of maintained grassland, forming part of the transition between the built edge and the open countryside. The land is relatively flat and is enclosed to the north and west by boundary vegetation associated with the adjoining dwellings.

The southern boundary is defined by a newly planted hedgerow along the access road, which currently provides little visual screening. The site remains open to views across adjacent fields to the south and is visible from surrounding residential properties. A line of mature sycamore trees along the eastern edge of the site, protected under a Tree Preservation Order, provides a distinctive feature and a degree of enclosure.

The site is crossed by PRoW Footpath 3, which runs along the eastern edge, connecting the village with the wider countryside to the south. Two dwellings on the northern edge of the site (51 and 52 Down Ampney Village) are Grade II listed buildings, contributing to the local historic setting.

The site lies within the Cotswold Water Park, within the River Basin Clay Vale Landscape Character Type (LCA 3B: Down Ampney and Meysey Clay Vale Farmland). It is described as a gently undulating and low-lying agricultural landscape defined by pastoral and arable fields, mature hedgerows and tree belts, and a generally open and settled character associated with the historic villages of the area.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

The site forms part of the open edge to the southern side of Down Ampney and contributes to the transition between the village and the surrounding countryside. Its small scale, flat landform, and close association with existing dwellings mean it is visually and physically contained, though open views southwards connect it with the wider farmland of the River Basin Lowland landscape.

While the existing settlement edge and amenity character lower susceptibility in part, the site contributes to the setting of two Grade II listed dwellings and includes mature trees that provide visual structure and local distinctiveness. The presence of PRoW Footpath 3 along the eastern boundary increases sensitivity, as this route provides a valued connection to the countryside and allows clear public views across the site.

Development would erode the current sense of openness at the settlement edge and diminish the green visual separation between the built form and the adjacent farmland. On balance, the site is assessed as having medium landscape sensitivity, reflecting its contained character but also its role in settlement setting, visual amenity, and local recreational value.	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1B – Down Ampney (Gloucestershire LCA) 3B – Down Ampney and Meysey Clay Vale Farmland (Cotswold Water Park LCA)
Historic Landscape Character:	G4 – Towns, Villages and Hamlets
Constraints/Designations: Landscape: Within the Cotswold Water Park Historic: Two Grade II listed dwellings (51 and 52 Down Ampney Village) on the northern edge Biodiversity: Mature trees on the eastern edge protected under Tree Preservation Order Other (floodplain, PRoWS): PRoW Footpath 3 runs along the eastern boundary. Site lies outside Flood Zones 2 and 3	

Site Reference: DA4A	**Settlement:** Down Ampney

Description:

The site lies on the southern edge of Down Ampney, forming part of the gently undulating farmland between the village and the surrounding open countryside. The land is relatively flat with a slight southerly fall and is currently, in part, used for flower production, though it is unclear whether this use is domestic or commercial. The land has an open and semi-managed appearance with boundary vegetation varying in character and density.

To the north, the site adjoins residential properties, while to the south it opens onto adjoining agricultural fields, though bordered by a post and wire fence. A narrow lane defines the western boundary, and mature hedgerows and occasional trees provide partial containment. PRoW Footpaths 3 and 4 cross through the site and run along its southern boundary, providing public access and connecting the village with the wider rural landscape. These routes create strong visual and recreational connections between the settlement and the countryside.

The site lies within Cotswold Water Park, as part of the River Basin Clay Vale Landscape Character Type (LCA 3B – Down Ampney and Meysey Clay Vale Farmland). The landscape here is typical of this character type, comprising gently undulating farmland with mixed field boundaries, open views, and a settled rural character associated with the historic pattern of Cotswold Water Park villages.

Historically, the land is identified as F1 – Post-medieval designed ornamental landscape (Surviving post-medieval designed ornamental landscape), though few visible features remain to indicate this former character.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site occupies a transitional position between the built edge of Down Ampney and the wider countryside. Its open and level form, combined with the presence of PRoW Footpaths 3 and 4, gives the land an accessible and visually sensitive character. The open southern boundary provides views across adjoining farmland, contributing to the perception of rural openness around the settlement.

Although the site's use for flower cultivation and its proximity to residential development reduce susceptibility in part, it still plays an important role in maintaining the rural edge and visual connection between the village and its countryside setting. The PRoWs are particularly influential, creating frequent viewpoints across the land and strengthening recreational and perceptual sensitivity.

The site's location within the River Basin Lowland reinforces these qualities, as this character type is defined by its open rural structure, and mixed field pattern. The

overall combination of visual openness, and rural context results in an assessment of medium-high landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1B – Down Ampney (Gloucestershire LCA) 3B – Down Ampney and Meysey Clay Vale Farmland (Cotswold Water Park LCA)
Historic Landscape Character:	F1 – Post-medieval designed ornamental landscape
Constraints/Designations: Landscape: Within the Cotswold Water Park Historic: Down Ampney Conservation Area beyond the southern boundary Biodiversity: Mature trees to the north east protected under Tree Preservation Order Other (floodplain, PRoWS): PRoW Footpath 3 and 4 run through and along the southern boundary. Site lies outside Flood Zones 2 and 3	

Site Reference: DA5	**Settlement: Down Ampney**

Description:

The site comprises a single parcel of flat pastoral farmland located on the eastern edge of Down Ampney. It forms a larger pastoral field associated with Rooktree Farm and is enclosed by a network of rural roads and hedgerows. The western part of the site has a stronger relationship with the settlement, being bordered by existing housing and several listed buildings, whilst the eastern part relates more strongly to the surrounding agricultural landscape and open countryside.

The site is characterised by improved pasture divided by mature hedgerow boundaries, with a strong hedge and ditch defining the southern edge. The farm buildings and farmhouse at Rooktree Farm influence the character of the western part of the site, whilst the eastern area is experienced as part of the wider pattern of mixed pastoral and arable farmland typical of the area. The site forms one of the remaining undeveloped gaps on the eastern side of the village and contributes to the transition between the built form of Down Ampney and the surrounding rural landscape. The area is generally tranquil with limited traffic movement and low levels of disturbance.

Evaluation:	**MEDIUM TO MEDIUM-HIGH SENSITIVITY**

Justification:

The site exhibits a moderate to moderately high susceptibility to residential development. The western part of the site is closely associated with the settlement edge and is influenced by adjacent built form, reducing sensitivity when compared with more open countryside locations. However, the site performs an important role in maintaining one of the remaining open gaps within the settlement form and contributes positively to the rural approach and gateway character of Down Ampney.

The pastoral character of the site, together with its role in providing a transition between the village and the wider agricultural landscape, contributes to its sensitivity.

Development would extend built form into currently undeveloped countryside and would erode the openness and rural character currently experienced on the eastern edge of the settlement. The eastern part of the site is particularly sensitive due to its stronger association with the wider countryside and reduced relationship with the existing settlement.

The site also contributes to the setting of several adjacent listed buildings and contains features of potential ecological interest, including pasture, mature hedgerows and a pond. A PRoW crosses the south-western part of the site, increasing opportunities for public appreciation of the landscape and sensitivity to change.

Whilst the site does not lie within a nationally designated landscape, it falls within the wider Upper Thames Valley landscape and the Cotswold Water Park Nature Improvement Area. The landscape is generally well contained by boundary vegetation, although

development would nevertheless alter the character of this currently open pastoral field and diminish its contribution to settlement setting and local distinctiveness.	
Landscape Context:	
National Character Area:	National Character Area 108: Upper Thames Clay Vales
Landscape Character Type:	Landscape Character Type: River Basin Lowland
Landscape Character Area:	Landscape Character Area: TV1B: Down Ampney
Historic Landscape Character:	Existing settlement extent by the mid-19th century adjoining pastoral farmland associated with the historic agricultural landscape.
Constraints/Designations: Landscape: none Historic: The site also contributes to the setting of several adjacent listed buildings Biodiversity: The site is located within the Cotswold Water Park Nature Improvement Area. It is also located within the Cotswold Water Park Nature Recovery Plan area, as well as being within a Great Crested Newt Amber Zone. There are various trees and hedgerows within the site which have strong potential to provide foraging and roosting habitat for bats. The pastoral farmland appears to be improved grassland. This is likely to have low wildlife conservation value, although a survey is required to confirm this. Other (floodplain, PRoWS): PRoW BDA/8/1 crosses the south-western part of the site.	

Site Reference: DA12	**Settlement: Down Ampney**
Description: The 3.19 ha site is located at the eastern extent of Down Ampney and forms part of a larger field used for arable farming. It has no defined boundary to the east. A tall hedge defines the boundary to the north and west with housing opposite. There is a wooded area to the south with open countryside beyond. A dwelling is present to the north-west boundary of the field. Beyond the northern and western boundaries are roads with dwellings within Down Ampney beyond. The field the parcel is located within forms an important part of the characteristic rural landscape around the settlement	
Evaluation:	**Overall Rating: High**
Justification: Development would represent encroachment into the characteristically rural landscape around the Down Ampney settlement and form a prominent addition. The vegetated field boundaries form an important landscape feature on three sides of the parcel and filter views between the settlement and the wider agricultural landscape. The parcel boundary does not follow any historic boundary. Development would create a linear edge to the settlement completely changing the current settlement's indented character, which the Village Design Statement sought to reinforce as a pragmatic approach to accommodating development. The parcel is considered to have **High** landscape sensitivity due to the above factors.	
Landscape Context:	
National Character Area:	National Character Area 108: Upper Thames Clay Vales
Landscape Character Type:	Landscape Character Type: River Basin Lowland
Landscape Character Area:	Landscape Character Area: TV1B: Down Ampney
Historic Landscape Character:	-
Constraints/Designations: **Landscape**: Not in Cotswolds National Landscape **Historic**: No **Biodiversity**: The site is located within the Cotswold Water Park Nature Improvement Area. It is also located within the Cotswold Water Park Nature Recovery Plan area, and the western parts of the site is within a Great Crested Newt Red and Amber Zones. The southern part of the site is within a Site of Special Scientific Interest (SSSI) Risk Zone, where applications of 50 or more dwellings may negatively impact a SSSI, which would require further investigation. The southern boundary is also located next to Priority Habitat (deciduous woodland) and there is a large area of similar priority habitat further to the south-west. The site comprises ploughed arable farmland, which is likely to have low wildlife conservation potential, although a survey is required to confirm this. There is well-established hedgerow along the eastern and northern boundaries, which also contain several standalone trees and are likely to provide a wildlife corridor and may provide	

habitat for protected species. The northern boundary also has a ditch, which further adds to its ecological interest.

The southern boundary has a stream running along its length, which provides another wildlife corridor.
Other (floodplain, PRoW): No

Site Reference: DA13	**Settlement: Down Ampney**
Description: The 3.18 ha site is located to the north-eastern of Down Ampney on land with flat topography. It forms part of a larger field, which is used for arable farming. The site has no defined north-eastern boundary, and the extent of the field continues northwards and eastwards. Poulton Road defines the western boundary with housing opposite. The site boundary doglegs around three dwellings in the south-west corner. Down Ampney football and social club is located opposite the north-western corner with the football pitch further to the north-west. Another rural road forms the southern boundary with a disused farm complex further to the south.	
Evaluation:	**MEDIUM- HIGH SENSITIVITY**
Justification: Development would represent encroachment into the characteristically rural landscape around the Down Ampney settlement and form a prominent addition to local views. The vegetated field boundaries form an important landscape feature on two sides of the parcel and filter views between the settlement and the wider agricultural landscape. The parcel has an uncharacteristic boundary that does not follow any historic boundary. This would create a discordant and uncharacteristic addition to the local landscape. The parcel is considered to have **Medium-High** landscape sensitivity due to the above factors.	
Landscape Context:	
National Character Area:	National Character Area 108: Upper Thames Clay Vales
Landscape Character Type:	Landscape Character Type: River Basin Lowland
Landscape Character Area:	Landscape Character Area: TV1B: Down Ampney
Historic Landscape Character:	-
Constraints/Designations: Landscape: not within the Cotswolds National Landscape Historic: No Biodiversity: The site is located within the Cotswold Water Park Nature Improvement Area. It is also located within the Cotswold Water Park Nature Recovery Plan area, and it is within a Great Crested Newt Amber Zone. The site comprises ploughed arable farmland, which is likely to have low wildlife conservation potential, although a survey is required to confirm this. There is well-established hedgerows with ditches along the western and southern boundaries, which also contain several standalone Ash trees and are likely to provide a wildlife corridor and may provide habitat for protected species. Other (floodplain, PRoW): No	

Site Reference: DA16	**Settlement:** Down Ampney

Description:

The site lies on the western edge of Down Ampney, between the lane to the east and open countryside to the west. It forms part of the rural fringe to the village, comprising gently sloping pastoral land that falls westwards towards the floodplain. The field is enclosed by a stone wall and a row of trees along the eastern boundary, providing a strong visual edge to the adjacent lane and settlement approach. A hedgerow and occasional small trees define the western boundary, while livestock fencing and paraphernalia within the field reflect its current agricultural use.

The site lies within the Cotswold Water Park, falling within the River Basin Clay Vale Landscape Character Type (LCA 3B – Down Ampney and Meysey Clay Vale Farmland). The landscape is described as low-lying and gently undulating, defined by mixed arable and pastoral fields enclosed by hedgerows and stone walls, with scattered trees and a rural, settled character.

Beyond the northern boundary lies the Scheduled Monument (List Entry 1015133) and Grade II listed Cross on Green at West End (List Entry 1089939). These features reinforce the historic depth and visual importance of this edge of the village.

Although there is no public access within the site, it is visible from the adjoining lane to the east and from Charlham Way to the north. The site is enclosed but not hidden, contributing to the visual setting of the settlement and the rural character of this part of Down Ampney.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site occupies a visually prominent and historically sensitive position on the western edge of Down Ampney, forming part of the transition between the built settlement and the open countryside. Its pastoral land use, mature boundary trees and stone wall frontage contribute positively to the village's rural character and to the setting of nearby heritage assets, including the Scheduled Monument and Grade II listed Cross on Green at West End.

Development of the site would consolidate existing ribbon housing and link with properties to the south associated with the Down Ampney Conservation Area, eroding the spatial and visual separation that currently defines the edge of the settlement. The vegetation along the eastern boundary of the site plays an important role in maintaining the integrity of the village's historic setting.

The combination of pastoral character and historic associations, together with the site's contribution to settlement setting and amenity value, results in an assessment of medium-high landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1B – Down Ampney (Gloucestershire LCA) 3B – Down Ampney and Meysey Clay Vale Farmland (Cotswold Water Park LCA)
Historic Landscape Character:	G3 – Towns, villages and hamlets
Constraints/Designations: Landscape: Within the Cotswold Water Park Historic: Scheduled Monument (List Entry 1015133) and Grade II listed Cross on Green at West End (List Entry 1089939) beyond the northern boundary Biodiversity: Boundary trees and hedgerows contribute to local ecological value Other (floodplain, PRoWS): No PRoWs within site; Flood Zones 2 and 3 beyond the western boundary	

Site Reference: DA16A	**Settlement:** Down Ampney

Description:

The site lies on the western edge of Down Ampney, between the lane to the east and open countryside to the west. It forms part of the rural fringe to the village, comprising gently sloping pastoral land that falls westwards towards the floodplain. The field is enclosed by a stone wall and a row of trees along the eastern boundary, providing a strong visual edge to the adjacent lane and settlement approach. A hedgerow defines the western boundary, while livestock fencing and paraphernalia within the field reflect its current pastoral land use.

The site lies within the Cotswold Water Park, falling within the River Basin Clay Vale Landscape Character Type (LCA 3B – Down Ampney and Meysey Clay Vale Farmland). The landscape is described as low-lying and gently undulating, defined by mixed arable and pastoral fields enclosed by hedgerows and stone walls, with scattered trees and a rural, settled character.

Beyond the northern boundary lies the Scheduled Monument (List Entry 1015133) and Grade II listed Cross on Green at West End (List Entry 1089939), whilst the Conservation Area borders the southern boundary. These features reinforce the historic depth and visual importance of this edge of the village.

Although there is no public access within the site, it is visible from the adjoining lane to the east and from Charlham Way to the north. The site is enclosed but not hidden, contributing to the visual setting of the settlement and the rural character of this part of Down Ampney. The western section of the site also falls within Flood Zone 2 and 3.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site occupies a visually prominent and historically sensitive position on the western edge of Down Ampney, forming part of the transition between the built settlement and the open countryside. Its pastoral land use, mature boundary trees and stone wall frontage contribute positively to the village's rural character and to the setting of nearby heritage assets, including the Scheduled Monument and Grade II listed Cross on Green at West End.

Development of the site would consolidate existing ribbon housing and link with properties to the south associated with the Down Ampney Conservation Area, eroding the spatial and visual separation that currently defines the edge of the settlement. The vegetation along the eastern boundary of the site plays an important role in maintaining the integrity of the village's historic setting.

The combination of pastoral character and historic associations, together with the site's contribution to settlement setting and amenity value, results in an assessment of medium-high landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1B – Down Ampney
Historic Landscape Character:	G3 – Towns, villages and hamlets
Constraints/Designations: Landscape: Within the Cotswold Water Park Historic: Scheduled Monument (List Entry 1015133) and Grade II listed Cross on Green at West End (List Entry 1089939) beyond the northern boundary. Conservation Area to the south. Biodiversity: Boundary trees and hedgerows contribute to local ecological value Other (floodplain, PRoWS): No PRoWs within site; Flood Zones 2 and 3 fall within the site.	

Site Reference: DA17A	Settlement: Down Ampney

Description:

DA17A is located to the south-east of Down Ampney, positioned east of Oak Road and south of a local lane. The site comprises a single arable field that is relatively flat, gently falling towards the south where it adjoins a ditch line. The parcel is enclosed by a hedgerow boundary along the road edges, with a woodland corridor and a small woodland parcel known as Little Hook located immediately to the south.

The site lies within the Cotswold Water Park landscape and forms part of the wider agricultural setting surrounding Down Ampney. There are no listed buildings or Conservation Areas in close proximity to the parcel. Visibility of the site is generally limited to the adjoining lanes and some residential receptors at the north-west corner. Wider views may be possible from the open landscape to the east, with filtered views available through vegetation to the south.

The parcel adjoins the settlement edge but is relatively large in comparison to the scale of the village. Development would extend the built form eastwards in a manner that would not closely reflect the existing settlement pattern. The site lies outside Flood Zones 2 and 3 and no PRoWs cross the land.

The site falls within the River Basin Lowland Landscape Character Type, specifically T1B Down Ampney Landscape Character Area within the Upper Thames Valley. The historic landscape character is identified as A3m – Former unenclosed cultivation now enclosed, reflecting regular organised enclosure patterns established within an area historically associated with rich wet grassland.

Evaluation:	MEDIUM SENSITIVITY

Justification:

DA17A forms part of the agricultural landscape on the south-eastern edge of Down Ampney. While the site adjoins the settlement, its scale and open character mean that development would represent a notable extension of the village into the surrounding countryside. The site remains visually connected to the wider rural landscape, particularly from the east, where open views across the field are available.

Natural and historic sensitivities are moderate, with hedgerows, a ditch corridor and nearby woodland features contributing some landscape structure. However, the site's relatively simple physical character and limited public access limit overall susceptibility.

Taken together, the balance between the site's role as part of the rural edge landscape and its proximity to existing development supports an overall judgement of Medium landscape sensitivity.

Landscape Context:

National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1B Down Ampney
Historic Landscape Character:	A3m – Former unenclosed cultivation, now enclosed
Constraints/Designations: Landscape: Within the Cotswold Water Park Historic: No Conservation Areas or listed buildings within the immediate setting. Biodiversity: Woodland corridor and small woodland parcel (Little Hook) adjoining the southern boundary. Other (floodplain, PRoWS): Not within Flood Zones 2 or 3. No PRoWs cross the site.	

Site Reference: DA20A	Settlement: Down Ampney

Description:

DA20A is located to the east of Down Ampney and comprises three arable field parcels. The site is bounded by local lanes along the north-western, western and southern edges, with a ditch line defining the northern boundary. The eastern boundary is partly arbitrary in form. The fields are subdivided by hedgerows and hedgerow trees, although some of these boundaries have become fragmented or have been lost over time.

The parcel is influenced by a number of woodland blocks that contribute to the wider landscape structure. Priority Habitat Deciduous Woodland lies to the north-west, while additional woodland blocks are located along the western and south-eastern boundaries, including Horseground Covert, which is partly identified as Priority Habitat woodland.

The site lies within the Cotswold Water Park landscape and is relatively large in scale. If developed independently, the parcel would be disconnected from the existing settlement and would extend built form into the countryside in a manner that would appear incongruous with the established settlement pattern of Down Ampney.

PRoW Footpath 9 runs east–west through the site, providing access through the landscape and connecting users to the wider countryside. While there are no Conservation Areas in close proximity, the site lies within the wider setting of the former Horse Engine House and Adjoining Stable at Castle Hill Farm (Grade II, List Entry 1304915) and Castle Hill Farm (Grade II, List Entry 1341032), located approximately 700 metres to the east.

The site lies within the River Basin Lowland Landscape Character Type, specifically TV1B Down Ampney Landscape Character Area. The historic landscape character is identified as A3m – Former unenclosed cultivation now enclosed, reflecting regular organised enclosure patterns within an area historically associated with rich wet grassland.

Evaluation:	MEDIUM-HIGH SENSITIVITY

Justification:

DA20A occupies a large parcel of agricultural land to the east of Down Ampney that is clearly perceived as open countryside. Although enclosed in places by woodland and hedgerows, the scale of the parcel and its separation from the existing settlement mean that development would represent a significant extension of built form into the surrounding rural landscape.

The site benefits from a strong network of woodland blocks, including Priority Habitat Deciduous Woodland, which contributes to ecological value and landscape

character. The presence of PRoW Footpath 9 increases public visibility and recreational appreciation of the landscape, reinforcing its sensitivity.

While heritage assets lie some distance away, the site forms part of the wider rural setting of Castle Hill Farm and its associated listed structures. Taken together, the site's scale, recreational value, woodland context and separation from the settlement support an overall judgement of Medium–High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1B Down Ampney
Historic Landscape Character:	A3m – Former unenclosed cultivation, now enclosed

Constraints/Designations:
Landscape: Within the Cotswold Water Park
Historic: Within the wider setting of Former Horse Engine House and Adjoining Stable at Castle Hill Farm (Grade II, List Entry 1304915) and Castle Hill Farm (Grade II, List Entry 1341032)
Biodiversity: Mature hedgerows and hedgerow trees, Priority Habitat Deciduous Woodland to the north-west. Horseground Covert woodland block partly identified as Priority Habitat to the south east.
Other (floodplain, PRoWS): Not within Flood Zones 2 or 3. PRoW Footpath 9 runs east–west through the site.

Site Reference: DA21	Settlement: Down Ampney

Description:

DA21 is located to the north-west of Down Ampney and comprises an arable field that gently rises towards the north. The site is defined by mature hedgerow boundaries with hedgerow trees, including along the western boundary adjoining residential development and along the southern boundary adjacent to a local lane. A small group of trees is located within the centre of the site, providing a landscape feature within the otherwise open field.

The parcel lies within the Cotswold Water Park landscape and forms part of the rural setting of the village. While development would extend beyond the existing settlement boundary, the site relates visually and spatially to existing residential development and the football ground to the west. In this respect, development would broadly align with the pattern of ribbon development associated with the settlement.

Pear Tree Cottage (Grade II Listed, List Entry 1152162) lies beyond the southern boundary. While within the wider setting of this heritage asset, the relationship is moderated by the intervening lane and boundary vegetation. The site lies outside Flood Zones 2 and 3 and no PRoWs cross the parcel.

The site lies within the River Basin Lowland Landscape Character Type, specifically T1B Down Ampney Landscape Character Area within the Upper Thames Valley. The historic landscape character is identified as A4p – Former unenclosed cultivation now enclosed, reflecting less regular organised enclosure patterns partly derived from former unenclosed cultivation and Parliamentary enclosure within the parish.

Evaluation:	MEDIUM SENSITIVITY

Justification:

DA21 forms part of the agricultural landscape on the north-western edge of Down Ampney. While development would extend beyond the existing settlement boundary, the site is closely associated with existing residential development and recreational land to the west, reflecting the existing pattern of ribbon-style development along this edge of the village.

The site retains moderate landscape structure through mature hedgerows and a small tree group, though it does not contain particularly distinctive natural or historic features. Visibility is generally limited to local receptors, and the site is not widely prominent in the surrounding landscape.

Although the parcel lies within the wider setting of Pear Tree Cottage (Grade II), the intervening lane and boundary vegetation moderate potential effects on its setting. Overall, the balance between moderate landscape characteristics and the site's

relationship with existing development supports an overall judgement of Medium landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1B Down Ampney
Historic Landscape Character:	A4p – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: Within the Cotswold Water Park Historic: Pear Tree Cottage (Grade II, List Entry 1152162) located beyond the southern boundary. Biodiversity: Mature hedgerows and hedgerow trees, with a small tree group within the site. Other (floodplain, PRoWS): Not within Flood Zones 2 or 3. No PRoWs cross the site.	

Site Reference: DA22A	Settlement: Down Ampney

Description:

DA22A is located to the north of Down Ampney to the west of Broadleaze, adjoining the football grounds and existing residential development. The site comprises a large arable field bounded by hedgerows, with a fragmented hedgerow running north–south through the parcel. A smaller area of arable land lies in the south-west corner of the site, separated from the main field by a tree and shrub corridor associated with a ditch line.

The southern boundary of the site is relatively open and adjoins pastoral fields on the edge of the settlement. The parcel is visually connected to the village edge but forms part of the wider agricultural landscape surrounding Down Ampney. While the site is physically connected to the settlement, development would introduce built form at a scale and configuration that would not closely align with the existing settlement pattern.

There are no PRoWs crossing the site and public visibility is limited to surrounding lanes and private residential receptors along the adjacent development. The site lies outside Flood Zones 2 and 3 and is not located close to any Conservation Areas. Listed buildings are located further within the village and the site is beyond their immediate setting.

The site lies within the Cotswold Water Park. In terms of landscape character, the site lies within the River Basin Lowland Landscape Character Type, specifically TV1B Down Ampney Landscape Character Area. The historic landscape character is identified as A3 – Former unenclosed cultivation now enclosed, reflecting regular organised enclosure patterns established following former unenclosed cultivation.

Evaluation:	MEDIUM TO MEDIUM-HIGH SENSITIVITY

Justification:

DA22A forms part of the agricultural landscape on the western edge of Down Ampney. Although the parcel adjoins existing development and recreational land, its scale and open character mean that development would extend the settlement in a manner that would appear incongruous with the existing pattern and density of the village.

The site retains a rural character and contributes to the perception of the countryside edge. Visibility is generally limited to nearby residential properties and local lanes, which moderates the scale of potential visual effects. However, the parcel's size and relationship with the surrounding agricultural landscape increase its susceptibility to change.

On balance, the combination of moderate landscape characteristics, limited public access and the site's relationship to the settlement edge supports an overall

judgement of Medium to Medium–High landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1B Down Ampney
Historic Landscape Character:	A3 – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: Within the Cotswold Water Park Historic: No Conservation Areas or listed buildings within the immediate setting of the site. Biodiversity: Mature hedgerows and hedgerow trees on site boundaries, with a ditch corridor and associated vegetation separating the south-western field parcel. Other (floodplain, PRoWS): Not within Flood Zones 2 or 3. No PRoWs cross the site.	

Site Reference: DA32	**Settlement: Down Ampney**

Description:

DA32 is located along the northern and north-western edge of Down Ampney and comprises a series of agricultural fields that abut existing residential development and the village hall on the northern side of the settlement. Some residential properties face directly onto the site, while others are side-on or rear boundaries. The parcel forms part of the immediate rural setting to the village and provides an open outlook from several properties within the settlement.

The site is relatively flat and defined in many places by strong hedgerow boundaries with mature trees, which in parts provide a vegetated backdrop to the north. Small pylons are located within part of the site. A small section of the parcel lies to the north of Down Ampney Road and contributes to the western green gateway into and out of the village along this route.

The parcel lies within the River Basin Lowland Landscape Character Type and the TV1B Down Ampney Landscape Character Area. The eastern fields are characterised by A3 historic landscape character, representing former unenclosed cultivation that has since been enclosed through regular organised field patterns. The western section of the parcel reflects D3r historic landscape character, associated with riverine pasture and historic watermeadow systems, with enclosure patterns more regular than typically found in such landscapes.

Although the site is not within or directly adjacent to the Conservation Area, it sits within the wider setting of several listed buildings within the village, including Down Ampney Church of England Controlled School (Grade II, List Entry 1089935) and 16 and 17 Down Ampney Village (Grade II, List Entry 1152159).

Down Ampney Bridleway 1 runs north–south through part of the site, providing a recreational route that connects the settlement with the wider countryside to the north. The western field of the parcel falls within Flood Zones 2 and 3.

Evaluation:	**MEDIUM TO MEDIUM-HIGH SENSITIVITY**

Justification:

DA32 forms part of the agricultural landscape that defines the northern edge of Down Ampney. The fields provide an open rural outlook from parts of the village and contribute to the perception of the settlement edge, particularly where the site forms part of the green gateway along Down Ampney Road.

Development would extend the settlement northwards and increase its overall scale. However, the parcel broadly follows the existing linear form of the village and therefore would not be entirely incongruous with the established settlement pattern. The presence of existing development along the southern boundary and the partial enclosure provided by hedgerows and trees moderate the potential landscape effects.

Historic landscape features, including areas associated with former riverine pasture and water-meadow systems, increase sensitivity locally, particularly in the western fields where the fields form part of the floodplain.

On balance, the combination of moderate landscape character, the site's relationship with the existing settlement edge and the presence of some historic and visual sensitivities results in an overall judgement of Medium to Medium-High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1B Down Ampney
Historic Landscape Character:	Western fields – D3r Riverine pasture, Eastern fields – A3 Former unenclosed cultivation now enclosed

Constraints/Designations:
Landscape: Within the Cotswold Water Park
Historic: Within the wider setting of several listed buildings including Down Ampney Church of England Controlled School (Grade II, List Entry 1089935) and 16 and 17 Down Ampney Village (Grade II, List Entry 1152159).
Biodiversity: Hedgerows and mature trees forming field boundaries across the parcel.
Other (floodplain, PRoWS): Down Ampney Bridleway 1 crosses part of the site.
The western field lies within Flood Zones 2 and 3.

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 18 – Driffield



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Settlement character

1.1 Driffield is a small rural village located approximately 5km south-east of Cirencester within the Upper Thames Valley. The settlement retains a compact linear form, extending principally along the village street, and remains closely associated with the surrounding agricultural landscape.

1.2 The historic core is focused around the Grade II* listed Church of St Mary and a number of traditional buildings constructed from locally distinctive stone, reflecting the village's agricultural origins. More recent residential development has occurred along the main street and on its fringes, although the settlement has retained its predominantly rural character and modest scale.

1.3 The village is designated as a Conservation Area, with its historic buildings, mature vegetation and informal rural character contributing to a strong sense of place. Development remains relatively limited, and the settlement continues to be clearly defined by the surrounding farmland, maintaining a distinct separation from neighbouring villages.

Landscape character

1.4 Driffield lies within National Character Area 108: Upper Thames Clay Vales and the Cornbrash Lowlands Landscape Character Type, specifically Landscape Character Area TV2B: Driffield Lowlands. The character area forms a broad transition between the higher Cotswold dip slope to the north and the Thames floodplain to the south.

1.5 The surrounding landscape is characterised by a gently undulating, open and predominantly agricultural landscape, comprising medium to large arable fields interspersed with smaller pasture fields associated with settlements and watercourses. Low hedgerows scattered mature hedgerow trees and occasional woodland copses provide the principal landscape structure, whilst the subdued landform allows relatively extensive views across the wider countryside.

Relationship of the settlement with the surrounding landscape

1.6 The settlement has the following key relationships with the surrounding landscape:

Positive

- The compact linear form of the village is clearly defined within the surrounding agricultural landscape.

- Open farmland provides an attractive rural setting and reinforces the village's agricultural origins.
- Mature trees, hedgerows and gardens soften the settlement edge and assist in integrating the village into the surrounding countryside.
- The historic core centred on the Church of St Mary provides a distinctive landmark and contributes to local identity.
- The generally undeveloped landscape surrounding the village maintains its separation from neighbouring settlements and preserves its rural character.
- Woodland copses and hedgerow trees provide landscape structure and contribute to the character of the wider Driffield Lowlands.

Negative

- The openness of the surrounding landscape means that development on the settlement edge can be readily perceived from surrounding roads and Public Rights of Way.
- Modern development has locally altered the traditional linear form and architectural character of parts of the village.
- Traffic associated with the nearby A417 influences tranquillity within parts of the wider landscape.

Landscape sensitivity considerations

1.7 Driffield derives much of its character from its relationship with the surrounding open agricultural landscape. The village remains relatively compact and visually distinct, with its rural setting making an important contribution to local character and sense of place.

1.8 The historic core, Conservation Area and the setting of the Grade II* listed Church of St Mary are particularly sensitive to change. Development that alters their rural setting or erodes the simple linear settlement pattern could adversely affect the historic character of the village.

1.9 The open nature of the Driffield Lowlands means that development extending beyond the existing settlement edge has the potential to be visually prominent. Careful consideration should therefore be given to the relationship between new development, the existing built form and the surrounding agricultural landscape.

1.10 Existing hedgerows, mature trees, woodland copses and watercourses provide the principal landscape framework around the settlement and should be

retained and reinforced wherever possible. These features contribute to landscape character, biodiversity and the integration of development into the wider landscape.

Constraints to be taken into account

1.11 The constraints are shown on Figure A2 and are summarised below:

- Driffield Conservation Area.
- Grade II* listed Church of St Mary and the setting of listed buildings.
- Public Rights of Way

Areas where development is not suitable

1.12 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Land that would adversely affect the character or setting of the Conservation Area or listed buildings.
- Open agricultural land that contributes strongly to the rural setting and separate identity of the village.
- Visually exposed locations where development would extend prominently into the surrounding open landscape.
- Areas where development would interrupt the established linear form of the settlement or erode the transition between the village and the countryside.

Areas for environmental improvement

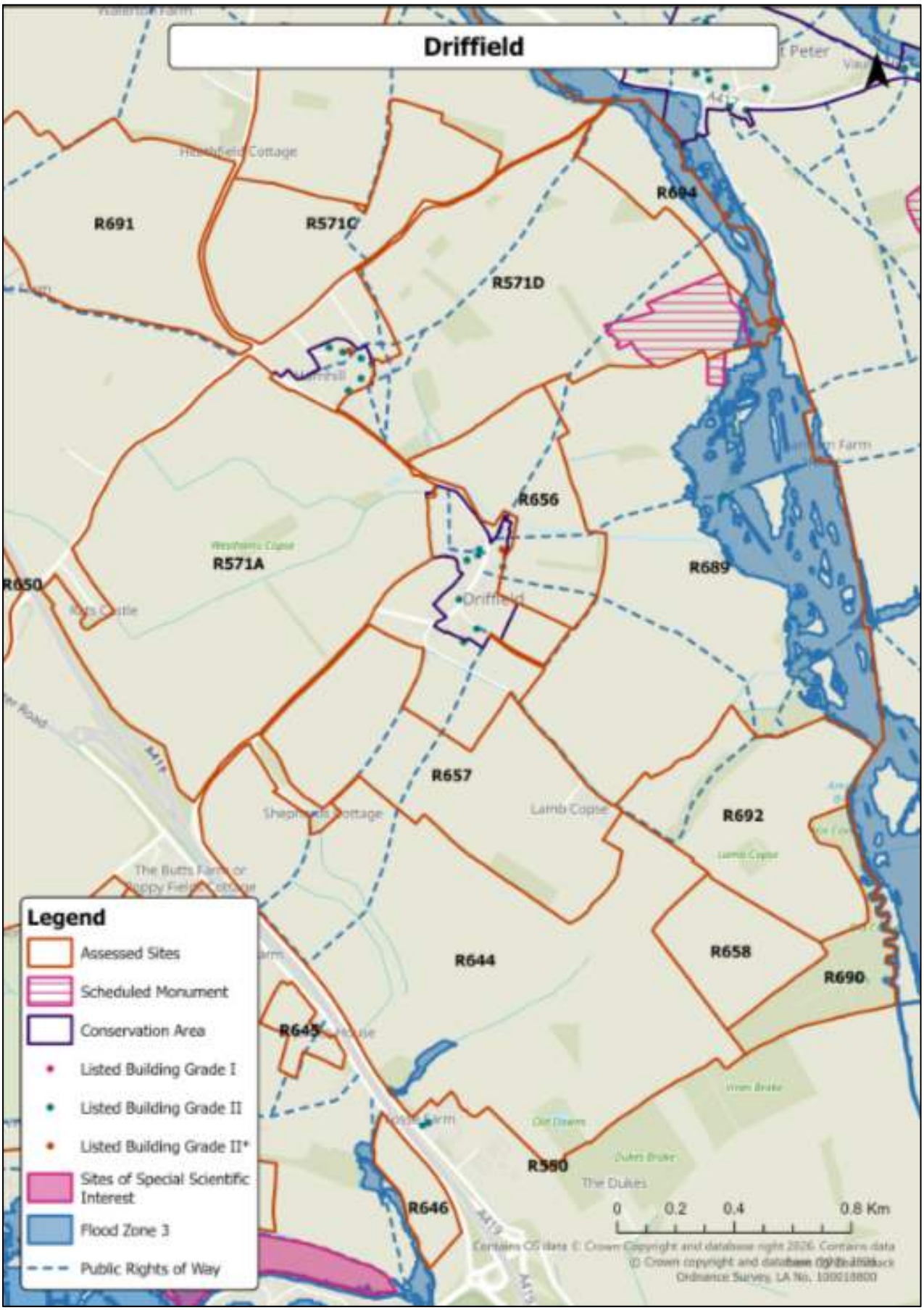
1.13 The following environmental improvements are suggested:

- Reinforce and restore native hedgerows and hedgerow trees around the settlement.
- Enhance woodland copses and strengthen habitat connectivity through native tree planting where appropriate.
- Conserve and enhance watercourses and associated riparian habitats.
- Strengthen the landscape framework along settlement edges using locally appropriate native planting.
  Conserve important views towards the historic core and Church of St Mary.
- Encourage the use of locally distinctive materials and landscape features in any future development to reinforce the village's rural character.

Figure A1: Context and Landscape Character Types and Areas



Figure A2: Development Sites, Constraints and Designations



Stage 2 Assessments

Site Reference: R571A / R571C / R571D	**Settlement:** Driffield
Description: The sites form a large tract of open countryside extending to the north-west and north-east of Driffield and to the north of Harnhill. The landscape comprises a varied pattern of arable and pastoral fields of differing size and enclosure, with hedgerows, scattered trees, and small woodland blocks contributing to a well-structured and diverse rural character. The area lies within the Cornbrash Lowlands Landscape Character Type and the Driffield Lowlands Landscape Character Area (TV2B). The landform is gently undulating, with subtle changes in elevation providing filtered and open views across the wider farmland. Hedgerows vary in condition and height, with strong, well-maintained boundaries in places and more fragmented sections elsewhere. Woodland copses and shelterbelts, intersperse the landscape and provide intermittent visual containment. The overall field pattern and land use reflect a transition between the smaller-scale enclosure around the villages and the more open agricultural landscape beyond. The sites lie outside of Flood Zones 2 and 3 and occupy an area of countryside that forms the wider setting to both Driffield Conservation Area and Harnhill Conservation Area, as well as their associated listed buildings. These settlements retain strong historic and visual relationships with the surrounding farmland, which plays an important role in defining their rural character and separation. There are numerous PRoWs within the local area connecting Driffield and Harnhill with the wider countryside, providing a well-used network of routes that afford intermittent views across the sites. The combination of open agricultural land, tree cover, and local undulations creates a tranquil and visually coherent rural setting.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: The sites comprise an extensive tract of farmland that plays an important role in defining the rural setting and separation of Driffield and Harnhill. Their open, gently undulating topography and combination of arable and pastoral land uses are characteristic of the Cornbrash Lowlands (LCA TV2B – Driffield Lowlands), which is described as a broad, productive, and settled agricultural landscape defined by a strong field pattern, mixed hedgerows, and small woodland blocks. Development across this area would result in large-scale encroachment into the open countryside, disrupting the rural setting of both villages and diminishing their legibility within the wider landscape. The sites are visually and perceptually connected to both settlements and provide an important rural backdrop that contributes to their Conservation Area settings and the appreciation of associated listed buildings. While parts of the landscape benefit from local enclosure by vegetation, the overall openness and visual continuity between the two settlements heighten sensitivity. The rural tranquillity,	

sense of scale, and the role of this landscape in maintaining separation and rural context together support a judgement of medium-high landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Cornbrash Lowland
Landscape Character Area:	TV2B – Driffield Lowlands
Historic Landscape Character:	A4p Former unenclosed cultivation – now enclosed N1 – Large Modern Fields
Constraints/Designations:	
Landscape: None identified	
Historic: Within the setting of Driffield and Harnhill Conservation Areas and associated listed buildings. 'Roman villa and earlier settlement remains 1120m east of Harnhill Manor' Scheduled Monument (List Entry Number: 1021448) located in north east corner of R571D.	
Biodiversity: Lies beyond Driffield and Harnhill Conservation Areas and associated listed buildings	
Other (floodplain, PRoWS): Many PRoWs cross the site. Outside Flood zones 2 and 3.	

Site Reference: R644, R645, R646	**Settlement:** Driffield

Description:

The combined parcels lie to the south of Driffield and are positioned on both sides of the A417 corridor. The site is physically separated from the village and does not adjoin the built form of Driffield or any other main settlement. R645 and R646 sit alongside existing low-density development fronting Cirencester Road and comprise agricultural fields enclosed by hedgerows and vegetation, giving them a degree of containment in places. R644 is larger in scale and comprises several expansive arable fields with more open character.

The land is low-lying and relatively flat, forming part of the Cornbrash Lowlands Landscape Character Type and more locally the TVB Driffield Lowlands Landscape Character Area. Hedgerows subdivide R644, and small woodland blocks are present, including areas of Priority Habitat Deciduous Woodland, particularly towards the southern boundary. Despite this vegetation structure, the parcel retains an overall open character with localised enclosure. R645 and R646 are smaller arable fields that are visually separate from R644 to the north.

The site lies within the Cotswold Water Park (CWP) landscape, though the site does not present the key characteristics of the CWP. It is not closely associated with the Driffield Conservation Area and does not directly affect the setting of designated heritage assets. The parcels lie outside Flood Zones 2 and 3.

Public access is present, with Driffield PRoW Footpaths 8 and 9 crossing the north-western section of R644 parcel, Byway 16 bordering the north-eastern boundary, PRoW Footpaths 17 and 18 crossing R645 and PRoW 19 bordering the western boundary of R646. Open views are available across the parcels and surrounding lowland fields, although noise from the A417 is perceptible and influences the experiential character.

The historic landscape character comprises a combination of former unenclosed cultivation now enclosed under Parliamentary award and areas of planned enclosure and lowland pasture, with regularised field patterns evident.

Evaluation:	**MEDIUM-HIGH SENSITIVTY**

Justification:

R644 is assessed as Medium–High sensitivity due to its larger scale, open character, and more detached position within the rural lowland landscape. Development here would introduce substantial built form into open countryside and alter the perceived separation between agricultural land and the A417 corridor.

R645 and R646 are assessed as Medium sensitivity. These parcels are smaller and more closely associated with existing development along Cirencester Road. While development would extend built form into agricultural land, it would be perceived in the context of the existing roadside corridor and would not represent the same degree of countryside encroachment as R644.

Taken together, the combined parcels are therefore assessed as Medium–High landscape sensitivity.

Landscape Context:	**Landscape Context:**

National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Cornbrash Lowlands
Landscape Character Area:	TVB Driffield Lowlands
Historic Landscape Character:	A1 - Former unenclosed cultivation – now enclosed A4p - Former unenclosed cultivation now enclosed under Parliamentary award
Constraints/Designations:	
Landscape: Cotswold Water Park	
Historic: None	
Biodiversity: Priority Habitat Deciduous Woodland blocks and hedgerow network	
Other (floodplain, PRoWS): PRoW Footpaths 8 and 9 cross the site. Outside Flood Zones 2 and 3	

Site Reference: R656, R657, R658	**Settlement:** Driffield

Description:

The parcels comprise a series of arable fields positioned to the north-east (R656) and south (R657 and R658) of Driffield, within the Cornbrash Lowlands landscape. The landform is gently undulating, with R656 rising towards the south-west and forming an elevated rural backdrop to the village. Mature hedgerows subdivide the fields, with small woodland blocks and areas of Priority Habitat Deciduous Woodland contributing to enclosure in places, though overall the landscape remains open with expansive views.

R656 lies immediately north-east of Driffield, adjoining the Conservation Area and forming part of the village's rural setting. It displays a high degree of tranquillity and strong countryside character, with open views from the settlement edge across undulating farmland. R657 lies to the south of Driffield and connects physically to the settlement, though it is large in scale and visually open. R658 is located separately from the main village cluster and would introduce a smaller but isolated parcel of development into open countryside.

The parcels are well used recreationally, with multiple PRoW crossing the sites, including Footpaths 14 and 15 through R656, and Footpaths 8 and 9 together with a Restricted Byway 16 adjoining the north-eastern boundary of R657. These routes provide increase sensitivity and user experience of the open lowland character. The parcels are outside Flood Zones and are partly influenced by the wider landscape context of the Cotswold Water Park.

Evaluation:	**MEDIUM-HIGH TO HIGH SENSITIVTY**

Justification:

The parcels occupy sensitive positions within the rural setting of Driffield, particularly R656, which adjoins the Conservation Area and forms rising land that defines the north-eastern backdrop to the village and the setting of the Grade II* Church of St Mary. The combination of open arable character, mature hedgerow structure, woodland blocks, and strong public access via multiple PRoW results in elevated physical, historic, and experiential sensitivity.

R657 and R658, while less directly related to heritage assets, remain large in scale and visually open, with R658 introducing a detached parcel of development into countryside. The scale of development relative to the modest size of Driffield would materially alter the village's form and erode its distinct rural containment.

Overall, R656 is assessed as High sensitivity, reflecting its heritage context and contribution to eh setting of Driffield. R657 and R658 are assessed as Medium–High sensitivity, given their scale, location and relative simplicity.

Landscape Context:	**Landscape Context:**
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Cornbrash Lowlands
Landscape Character Area:	TVB Driffield Lowlands
Historic Landscape Character:	B3A – Open common land used as long-term pasture, now mainly enclosed A4p – Former unenclosed cultivation now enclosed D1A – Riverine pasture, probably used as meadows;
Constraints/Designations:	

Landscape: Cotswold Water Park
Historic: Adjoins the Driffield Conservation Area and lies close to listed buildings including the Church of St Mary (Grade II*, List Entry 1341377).
Biodiversity: Priority Habitat Deciduous Woodland blocks and hedgerow network
Other (floodplain, PRoWS): PRoW including Footpaths 14 and 15 (R656) and Footpaths 8 and 9 plus a Restricted Byway (R657/R658). Outside Flood Zones 2 and 3

Site Reference: R689 and R690	**Settlement:** Driffield
Description: R689 and R690 comprise a mixture of arable fields, mature hedgerows, tree belts, and woodland blocks located within the Cornbrash Lowlands landscape south of Driffield. The parcels are physically and perceptually separated from the settlement and read clearly as open countryside within the wider Cotswold Water Park setting. R689 consists primarily of gently sloping arable land falling towards the Ampney Brook, which forms a defining landscape feature. The brook corridor introduces riparian vegetation, floodplain character, and ecological value, reinforced by the presence of Flood Zones 2 and 3 along its eastern extent. Charlham Bridge is a notable historic structure within R689, contributing cultural value and reinforcing the traditional crossing point within the valley landscape. R690 comprises Priority Habitat Deciduous Woodland known as The Folly and Fox Covert, forming a substantial woodland block associated with the brook corridor. This woodland provides strong enclosure locally and contributes significantly to the natural character and biodiversity of the area. PRoW Footpath 15 runs through R689, offering direct recreational access and views across the brook corridor, woodland edges, and open fields. The landscape is low-lying to gently undulating, with a strong rural character and limited visual association with built development.	
Evaluation:	**HIGH SENSITIVTY**
Justification: R689 and R690 occupy a sensitive position within the rural river corridor landscape south of Driffield. The presence of Ampney Brook, associated floodplain, Priority Habitat woodland, and Charlham Bridge collectively create a landscape of strong natural, historic, and recreational value. The parcels are physically and visually disconnected from the settlement and read as open countryside within the Cotswold Water Park. Development would introduce built form into a currently undeveloped river corridor, altering the setting of the listed bridge and affecting recreational users of PRoWs. The combination of floodplain sensitivity, woodland habitat, heritage interest, and strong perceptual qualities supports an overall judgement of High landscape sensitivity.	
Landscape Context:	**Landscape Context:**
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Cornbrash Lowlands
Landscape Character Area:	TVB Driffield Lowlands
Historic Landscape Character:	A3 – Former unenclosed cultivation now enclosed B3A – Open common land used as long-term pasture, now mainly enclosed C1 – Surviving early woodland.
Constraints/Designations:	
Landscape: Cotswold Water Park	
Historic: Charlham Bridge (Grade II Listed, List Entry 1090035) located within R689.	
Biodiversity: R690 comprises Priority Habitat Deciduous Woodland known as The Folly and Fox Covert.	

Other (floodplain, PRoWS): PRoW Footpath 15 crosses R689. Flood Zones 2 and 3 extend through the eastern side of the parcels along the Ampney Brook corridor.

Site Reference: R691	**Settlement:** Driffield

Description:

R691 comprises a single large agricultural field located approximately 150 metres north-west of the Harnhill Conservation Area. The parcel is relatively flat, with the southern part of the site sitting slightly higher than the surrounding lanes, creating subtle elevation change at the site edges. The field is enclosed by hedgerows, which provide landscape structure, but otherwise contains limited distinctive natural features.

The western boundary sits within the setting of Barn to East of St Augustine Farm (Grade II Listed), introducing heritage sensitivity to this edge of the parcel. The site is physically and visually disconnected from the main settlement and reads clearly as open countryside. Its scale is comparatively large in relation to Harnhill and would not reflect the compact historic settlement pattern.

PRoW Footpath 10 lies within the north-western section of the site and PRoW Bridleway 18 outside the site to the south-west, providing recreational receptors with views across the wider rural landscape. The site lies outside Flood Zones 2 and 3.

The parcel is located within the Dip Slope Lowland Landscape Character Type, more specifically TV3B The Ampneys LCA. Historic Landscape Character is identified as Large modern fields created from former organised enclosure, resulting in regular field patterns that reflect modern agricultural rationalisation.

Evaluation:	**MEDIUM-HIGH SENSITIVTY**

Justification:

R691 forms part of the open countryside north-west of Harnhill and is physically separated from the settlement. Although the field itself is relatively simple in structure, its scale, openness, and disconnection from the built form increase susceptibility to change. Development would extend the settlement pattern into a currently undeveloped rural parcel and alter the setting of the nearby listed barn.

The presence of PRoWs, open views, and the site's relationship to the Conservation Area setting elevate sensitivity beyond that suggested by field characteristics alone. On balance, the combination of settlement separation, heritage context, visibility, and rural perceptual qualities supports an overall judgement of Medium-High landscape sensitivity.

Landscape Context:	**Landscape Context:**
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Dip Slope Lowland
Landscape Character Area:	TV3B The Ampneys
Historic Landscape Character:	N1 – Large modern fields created from former organised enclosure.

Constraints/Designations:
Landscape: None
Historic: Setting of Barn to East of St Augustine Farm (Grade II Listed). Approximately 150m from Harnhill Conservation Area.
Biodiversity: Boundary hedgerows provide ecological connectivity.

Other (floodplain, PRoWS): PRoW Footpath 10 crosses the site and PRoW Bridleway 18 beyond the south-western boundary. Site lies outside Flood Zones 2 and 3.

Site Reference: R692	**Settlement:** Driffield

Description:

R692 is located to the south-east of Driffield and is accessed via an agricultural lane. The parcel is physically and perceptually disconnected from the settlement and reads clearly as open countryside within the Cotswold Water Park landscape.

The site is relatively flat and comprises a mixture of agricultural land and Priority Habitat Deciduous Woodland blocks, including Lamb Copse. These woodland areas introduce strong natural structure and ecological value within an otherwise open landscape. The eastern edge of the site falls within Flood Zones 2 and 3, associated with Ampney Brook.

Driffield Restricted Byway 16 runs through the woodland along the north-western edge of the site, increasing recreational sensitivity and providing experiential appreciation of the woodland and surrounding countryside. The site is not located within or adjacent to a Conservation Area and there are no listed buildings in close proximity.

The parcel lies within the Cornbrash Lowlands Landscape Character Type, specifically the TVB Driffield Lowlands Landscape Character Area. Historic Landscape Character is identified as Open common land used as long-term pasture, now mainly enclosed, with regular organised enclosure derived from former unenclosed pasture.

Evaluation:	**HIGH SENSITIVTY**

Justification:

R692 occupies a detached and clearly rural position within the Cotswold Water Park landscape south-east of Driffield. Although relatively flat and partly contained by woodland, the site is physically separate from the settlement and would represent a notable incursion of built form into open countryside.

The presence of Priority Habitat woodland, including Lamb Copse, together with floodplain areas and the Restricted Byway 16, elevates natural and recreational sensitivity. While heritage value is limited and the landform is not visually prominent at a wider scale, the combination of ecological interest, settlement separation, and strong perceptual qualities of tranquillity supports an overall judgement of High landscape sensitivity.

Landscape Context:	**Landscape Context:**
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Cornbrash Lowlands
Landscape Character Area:	TVB Driffield Lowlands
Historic Landscape Character:	B3A – Open common land used as long-term pasture, now mainly enclosed.
Constraints/Designations:	
Landscape: Cotswold Water Park	
Historic: None identified.	
Biodiversity: Priority Habitat Deciduous Woodland and hedgerows	
Other (floodplain, PRoWS): Flood Zones 2 and 3 on eastern edge. Driffield Restricted Byway 16 runs along the north-western woodland edge.	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 19 – Fairford

COTSWOLD
District Council

Settlement character

1.1 Fairford is a historic market town 14 km to the south east of Cirencester on the A417 to Lechlade. It's location is shown in Figure F1. The River Coln runs east-west through the town, entering it from the north. Fairford was an early crossing point of the Coln on routes from Cirencester to London. The bridge was built, and market rights were granted, in the Twelfth Century. Many of the finest buildings of the town date from the 15th Century.

1.2 The centre of Fairford is based around the triangular shaped market place and the High Street which runs to the north. The western side of the High Street is enclosed by the trees within the grounds of Fairford House and St Mary's Church. At the northern end of the High Street is Fairford Park. This close proximity of High Street and parkland is one of the town's most distinctive qualities. Between the town and Milton End to the west is an important rural valley corridor through which the Coln has been canalised as the 'Broadwater'. The finest views of the church are over this open area.

1.3 Fairford has expanded to accommodate a considerable amount of modern development. This is most evident in the north eastern quadrant of the town. However, there is also a considerable amount of housing more discreetly located on the floodplain of the Coln. Recent development lies to the east and is only highly apparent close by on the A417 approaches. Horcott to the south comprises mainly of 20c development, with the notable exceptions of Horcott House and Horcott Farm which create a fine entrance to the village from the south.

Landscape character

1.4 Fairford is located within the National Landscape Character Area 108, Upper Thames Vales. The county assessment places the majority of the settlement and the landscape to the south in the River Basin Lowland landscape type- Fairford and Lechlade LCA. The settlement to the west including Milton End and the rising landscape around the northern edge of the settlement is in the Cornbrash Lowlands landscape type- Southrop Lowlands LCA. The landscape around the town can be considered as consisting of a number of discreet areas.

1.5 Fairford Park to the north of the town consists of parkland with 'stand-alone' mature trees. A substantial belt of planting separates the park from modern development in the north east of the town. This parkland essentially continues as far west as Milton End and includes the canalised stretch of the Coln.

1.6 The flood plain to the south consists of a variety of smaller meadows and larger arable fields away from the river to the east. The meadows are enclosed by outgrown hedges with fences. The area is heavily used as a recreational resource eg dog walking. Sand and gravel extraction has occurred on the easternmost part of the floodplain and also to the south of the town.

1.7 Around the north eastern margin of the town are large scale arable fields and pasture on the gently undulating dip slope.

Relationship of the settlement with the landscape

1.8 The settlement has the following key relationships with the surrounding landscape:

Positive

- The High Street is visually and physically linked to the parkland at the top of the High Street.
- Open space penetrates into the town between the church and Milton End creating an attractive setting to the church.
- The settlement edges are visually and physically permeable between the town and the floodplain providing good continuity between the town and its landscape context.
- The floodplain is an important element of the landscape setting to the town.

Negative

- The abrupt and visually harsh edge between the modern housing development and the landscape, especially to the north east, means that such areas are not integrated with the landscape setting.
- Modern housing detracts from the open area between the town and Milton End.
- The 'suburban' character of the A417 approaches into the town from the east detracts from the town's distinctive sense of place.

Landscape sensitivity considerations

1.9 The most sensitive landscape is the Coln valley, including west of the main part of the town and the floodplain, and Fairford Park to the north. The agricultural land on either side of the town contributes to a generally rural context.

1.10 The ability of the landscape to accommodate further development is constrained by:

- the scale and character of the floodplain landscape;
- the parkland to the north of the town centre;
- the special character of the area between Milton End and the church; and,
- the fact that further expansion to the east or west will constitute expansion into the countryside.

Constraints to be taken into account

1.11 Constraints are shown by Figure F2 and are summarised below:

- Conservation Area.
- Scheduled Monument near Milton End.
- Special Landscape Area.
- The floodplain to the south.

Areas where development is not suitable

1.12 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- The floodplain due to the intrinsic scale, character and quality of the landscape, its contribution to the town's setting and because of its flooding characteristics.
- The northern and western margin of the settlement core due to the scale, character and quality of the valley and parkland landscape and its important contribution to the setting of the town, and in particular the church.
- Extensions of the town into the larger scale open arable/agricultural landscape that surrounds the town would be likely to be prominent.
- Open land between Fairford and Horcott in order to maintain the separate identity of the settlements.

Suggested environmental improvements

1.13 There are no areas where environmental improvement is obviously required in Fairford. However, the floodplain to the south of the town would benefit from improved management of hedges, ditches and pasture.

Figure A1: Context and Landscape Character Types and Area

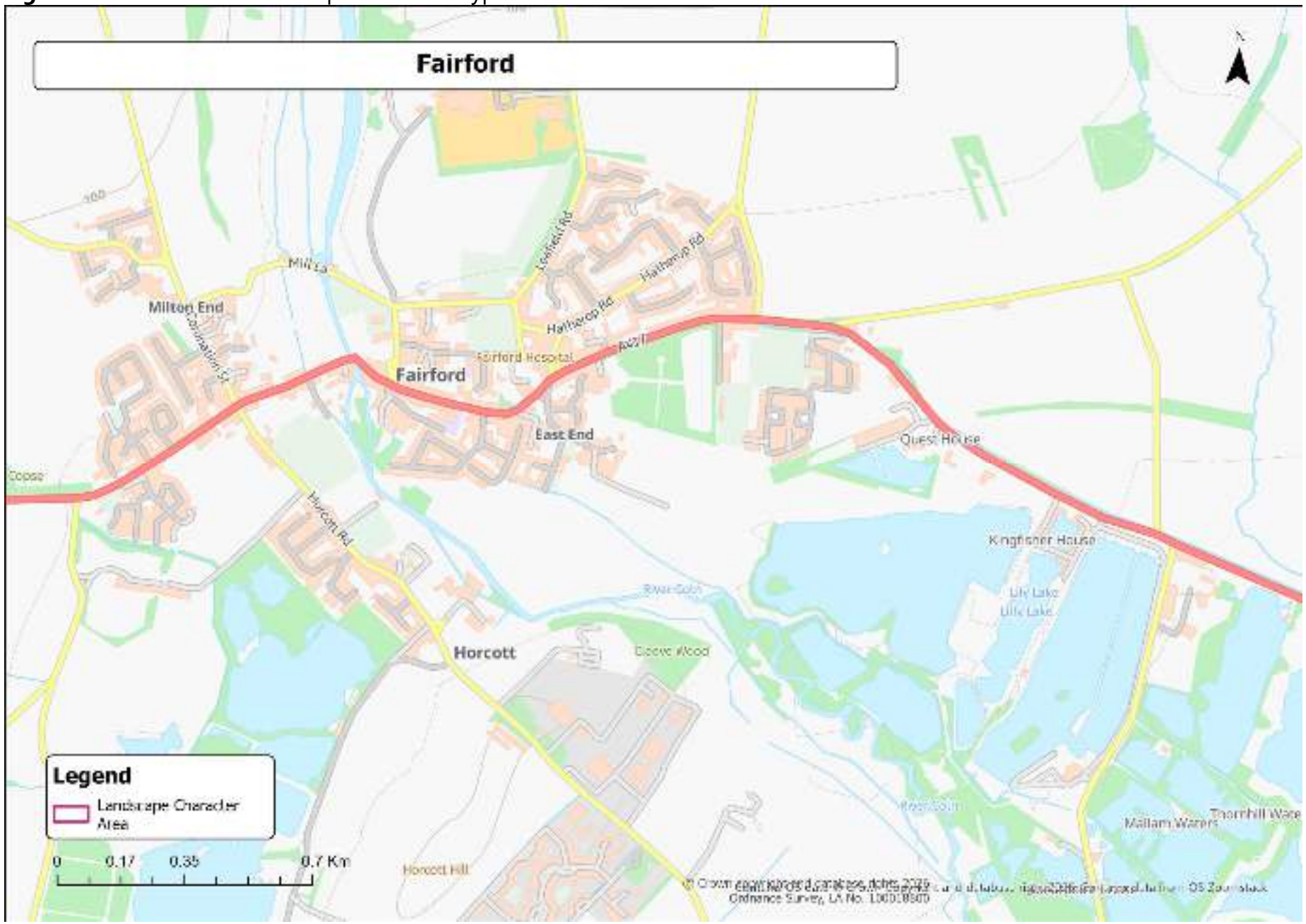
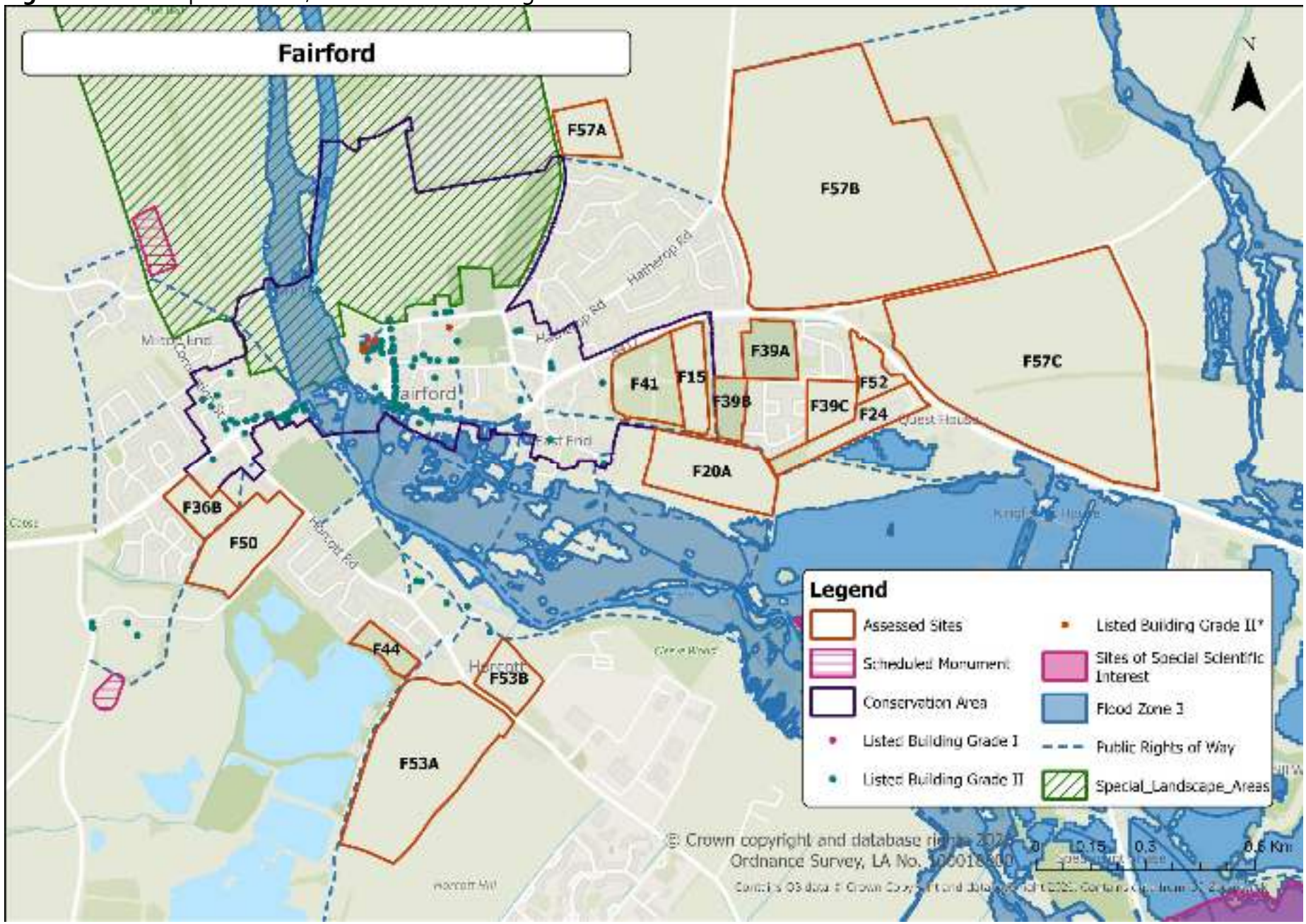


Figure A2: Development Sites, Constraints and Designations



Stage 2 Assessments

Site Reference: F15 / F41	**Settlement:** Fairford
Description: The site lies within the central-eastern part of Fairford, south of London Road, forming part of the well-treed, historic landscape structure within the built-up area. It comprises two adjoining parcels enclosed by mature vegetation that create a secluded and contained character. The land forms part of the Cotswold Water Park Landscape Character Area TV1C – River Basin Lowland: Fairford and Lechlade. The site is within the Fairford Conservation Area, and all trees are protected under a Tree Preservation Order (TPO). The Cotswold Water Park SSSI lies approximately 350 metres to the south-east. The eastern parcel (F15) is a relatively flat, enclosed grassland field bordered by dense tree belts and containing a single mature tree that provides a focal point within the space. The western parcel (F41) forms part of the designed ornamental landscape associated with Morgan Hall (Grade II Listed, List Entry 1089970), featuring mature specimen trees, ornamental shrubs, and grassland. Together, these parcels form a coherent green enclave that makes an important contribution to the historic, ecological, and visual character of this part of Fairford. A stone wall and roadside tree belt along London Road define the northern boundary, providing a distinctive, verdant edge to the road corridor. PRoW Footpath 34 runs along the eastern boundary, following an access track to residential dwellings and a sports field, while PRoW Footpath 30 follows the southern boundary through a wooded belt, reinforcing enclosure and providing limited but valued local access.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: The site contributes strongly to the historic and landscape character of Fairford, providing a well-vegetated area within the settlement that enhances the setting of Morgan Hall (Grade II Listed) and the Fairford Conservation Area. The combination of ornamental and native tree cover, stone boundary wall, and mature parkland form create a distinctive and high-quality landscape character, characteristic of the River Basin Lowland (LCA TV1C – Fairford and Lechlade). Although visually contained by mature vegetation, the site plays a key role in maintaining the green infrastructure and leafy character of this part of Fairford. Development would risk eroding the heritage and aesthetic qualities that underpin the Conservation Area's significance, diminishing the coherence of the town's vegetated structure and the setting of Morgan Hall. Overall, the site's medium-high landscape sensitivity reflects its heritage importance, well-established tree cover, contribution to settlement character, and its role in	

maintaining the visual quality of the Conservation Area and Morgan Hall's historic parkland setting.	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C – River Basin Lowland: Fairford and Lechlade
Historic Landscape Character:	F1 - Post-medieval designed ornamental landscape
Constraints/Designations: Landscape: None identified Historic: Within the Fairford Conservation Area. Associated with the Grade II Listed Building – Morgan Hall (List Entry 1089970) Biodiversity: Mature trees and woodland belts provide high local habitat value (covered by TPO); Cotswold Water Park SSSI located approximately 350m to the south-east Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; PRoW Footpath 34 runs along the eastern boundary; PRoW Footpath 30 runs along the southern boundary through woodland	

Site Reference: F20A	**Settlement:** Fairford

Description:

The site lies on the southern edge of Fairford, immediately west of the Cotswold Water Park SSSI and beyond the southern extent of the Fairford Conservation Area. It forms part of the low-lying farmland adjoining the River Coln, which flows just beyond the southern boundary. The landscape is characterised by arable fields divided by hedgerows, with occasional hedgerow trees and small pylons running north–south through the centre of the site.

The area has a semi-rural character, framed by mature vegetation along the river corridor to the south and residential development to the north-east. The site is enclosed by a well-used network of PRoWs: Footpath 30 follows the northern boundary, Footpath 33 runs along the eastern edge, and Footpath 31 runs along the southern boundary beside the River Coln. These routes afford filtered views across the site and reinforce its visual and recreational connectivity with the wider countryside.

The land is gently undulating but generally low-lying, forming part of the River Basin Lowland Landscape Character Type within the Fairford and Lechlade Landscape Character Area (TV1C), as defined in the Cotswold Water Park Landscape Character Assessment and Gloucestershire Landscape Character Assessment. The field structure and open views are characteristic of this broad, settled lowland farmland.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site occupies a sensitive position on the southern edge of Fairford where the settlement meets the open countryside of the River Basin Lowland (TV1C – Fairford and Lechlade). It forms part of the transition between the town and the Cotswold Water Park SSSI and contributes to the rural setting of the Fairford Conservation Area. Its open arable fields, hedgerow structure and relationship with the River Coln valley create a characteristic lowland landscape with strong visual and perceptual continuity.

The surrounding network of PRoWs provides a high level of public access and visibility, and the site contributes to local amenity and the green setting of the southern approach to the town. Development here would extend built form south-eastwards, encroaching into the open countryside, eroding the sense of separation between Fairford and the river valley.

While the site's agricultural character and partial containment by vegetation reduce susceptibility to some degree, its visual openness, recreational exposure, and role in maintaining the settlement's rural setting and relationship with the Cotswold Water Park support a judgement of medium-high landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland

Landscape Character Area:	TV1C – River Basin Lowland: Fairford and Lechlade
Historic Landscape Character:	A3x Former unenclosed cultivation – now enclosed
Constraints/Designations: Landscape: None identified Historic: South of the Fairford Conservation Area Biodiversity: Adjacent to the Cotswold Water Park SSSI Other (floodplain, PRoWS): Flood Zones 2 and 3 beyond the southern boundary; PRoW Footpaths 30, 31 and 33 run along the northern, southern and eastern boundaries respectively	

Site Reference: F24	**Settlement:** Fairford

Description:

The site lies on the eastern edge of Fairford, accessed from the A417, and comprises predominantly brownfield land with existing industrial and storage uses. The landscape has a semi-urban character with hardstanding, built structures, and areas of disturbed ground. Vegetation is limited, although a belt of scrub and trees along the south-western edge provides some visual containment and softens the transition towards the adjoining countryside.

The site is relatively flat, with small pylons running along the northern boundary. Sparse hedgerow vegetation in this area allows open views from residential properties to the north-west, while the southern boundary is well vegetated, creating a filtered edge in views from the direction of the Cotswold Water Park SSSI, which lies immediately to the south. The site affords localised views but is otherwise contained by surrounding development and tree belts.

PRoW Footpath 30 runs along the western boundary and part of the southern edge, providing visual access and a route linking the settlement edge with the wider countryside. The site lies within National Character Area 108 – Upper Thames Clay Vales, within the River Basin Lowland Landscape Character Type and the Fairford and Lechlade Landscape Character Area (TV1C) as defined in the Cotswold Water Park Landscape Character Assessment. Historically, the area falls within Historic Landscape Type A3x – Former unenclosed cultivation, now enclosed, though much of its original rural pattern has been lost to industrial use.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

The site is heavily influenced by its existing industrial and brownfield character, which reduces its overall susceptibility to change. It is visually and functionally connected to the settlement edge and existing employment uses along the A417, and redevelopment could potentially deliver environmental and visual enhancement compared with the current condition.

However, the site still forms part of the approach to Fairford from the east and lies close to the Cotswold Water Park SSSI, where the wider landscape retains a strong rural and ecological character. The presence of PRoW Footpath 30 along the boundaries provides visual access, and new development could be prominent without appropriate landscape treatment. The well-vegetated southern edge plays an important role in filtering views and softening the transition between settlement and countryside.

Overall, the site is assessed as having medium landscape sensitivity, reflecting its developed character but also its position on the eastern edge of the settlement and its proximity to the Cotswold Water Park landscape.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C – River Basin Lowland: Fairford and Lechlade
Historic Landscape Character:	A3x Former unenclosed cultivation – now enclosed
Constraints/Designations: Landscape: None identified Historic: None identified Biodiversity: Proximity to the Cotswold Water Park SSSI. Boundary vegetation provides local ecological value Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; PRoW Footpath 30 runs along the western and southern boundaries	

Site Reference: F36B	**Settlement:** Fairford

Description:

F36B lies to the south-west of Cirencester Road and comprises an equestrian paddock forming part of a wider area of grazing land that continues southwards into additional paddocks. The site is enclosed by residential development to both its eastern and western boundaries. It functions as a green break which has been designated as 'Fairford-Horcott Local Gap' in the Fairford Neighbourhood Development Plan.

The northern boundary along Cirencester Road is defined by a stone wall and semi-mature trees protected by Tree Preservation Orders. A native single-species hedge forms part of the north-eastern boundary adjacent to the Fairford Conservation Area, while a mature tree belt along the south-western boundary is also protected by TPO (Ref. 13/00020/MIX). These features provide enclosure and contribute to local character.

. Along the south-eastern boundary, PRoW Footpath 10 borders the site. The site lies outside Flood Zones 2 and 3 and is located within the Cotswold Water Park. It falls within the River Basin Lowland Landscape Character Type, specifically the TV1C Fairford and Lechlade Landscape Character Area.

Historic Landscape Character is identified as A4p – Former unenclosed cultivation now enclosed, with less regular organised enclosure partly reflecting former unenclosed cultivation patterns and a Parliamentary enclosure award within the parish.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

F36B occupies a contained position within the residential edge of Fairford and functions as a green break between built parcels. While it contributes to the setting of the Fairford Conservation Area along its north-eastern edge and contains protected boundary trees, it is closely associated with surrounding housing and fields to the south-east.

Its scale, enclosure by development and vegetation, and equestrian use moderate overall susceptibility. However, the presence of TPO-protected trees, proximity to the Conservation Area, and contribution to local openness elevate sensitivity. On balance, the site demonstrates Medium landscape sensitivity, reflecting its localised landscape value within a predominantly residential setting.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C Fairford and Lechlade
Historic Landscape Character:	A4p – Former unenclosed cultivation now enclosed

Constraints/Designations:
Landscape: Within the Cotswold Water Park and locally designated as the 'Fairford-Horcott Local Gap'.
Historic: Fairford Conservation Area adjoining north-eastern boundary
Biodiversity: TPO-protected tree belts and hedgerows
Other (floodplain, PRoWS): PRoW Footpath 10 runs along the south-eastern boundary. Outside Flood Zones 2 and 3.

Site Reference: F39A	**Settlement: Fairford**

Description: F39A is a 2.26 ha square shaped site that is used as a secondary football pitch and training area for the neighbouring Fairford Football Club, surrounded by an area of unimproved grassland to the north and south.

The site is bound by a substantial unmanaged mature tree belt to the north and outgrown hedgerows to the south and west. The site adjoins the A417 to the north with arable farmland beyond; a completed 120 dwelling development to the east and south; Fairford Town Football Club to the south-west; and detached housing set within large gardens to the west. The site is currently accessed from the north via London Road, although a spur has been retained from the adjoining development to the east which could provide access.

The southern boundary is defined by trees with residential development beyond. The visual envelope of the parcel is generally limited to local views. Roads and footpaths are present within the neighbouring residential scheme to the south and east which provide views across the parcel.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:
The parcel has susceptibility to change through housing development due to its location within a broken up settlement edge and its undeveloped open character. Domestic development exists to three sides of the parcel and has an effect on the context of the parcel. Development of the parcel is unlikely to be seen as incongruent or as a protrusion from the settlement edge due to the surrounding enclosure. Vegetation on the boundaries is of varying quality and could benefit from additional maintenance or new planting. Loss of vegetation at the access would require mitigation. The parcel is considered to have a **Medium** landscape sensitivity due to the above factors.

Landscape Context:

National Character Area:	NCA 108: Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C Fairford and Lechlade
Historic Landscape Character:	-

Constraints/Designations:
Landscape: None
Historic: Morgan Hall (listed building) and its parkland setting are present to the west of parcel 39B. The boundary of the Fairford Conservation Area is present to the west of 39B.
Biodiversity: Natural England has raised concerns regarding the impact of further development in Fairford on the North Meadow and Clattinger Farm Special Area of Conservation. Further assessment is required to understand whether additional development in this location would have an unacceptable impact or whether additional mitigation would be required to reduce recreational pressures etc.

The sites are located inside the Cotswold Water Park Nature Recovery Plan Area. Furthermore, they are located within a Site of Special Scientific Interest Risk Zone,

where any development that create a net gain of additional dwellings requires further specialist consideration. The sites are also located within a B-line.

Notification of a Site of Special Scientific Interest has been issued, which is currently in a consultation period. The SSSI is located approximately 145m to the south-east of the site. A Local Wildlife Site is also located on a lake approximately 250m to the south east of the site.

F39A is believed to contain two areas of species rich grassland, which are located to the north and south of the sports pitches, although further survey work would be required to fully understand the extent and significance of these areas. These occupy a significant part of the site. The loss of this habitat would have a negative impact on biodiversity. If this habitat were retained, there is unlikely to be sufficient room within the site to accommodate a new football stadium / sports facility. Furthermore, any intensification of use on this site is likely to negatively impact the species rich grassland. It would be difficult to replace or mitigate against the loss of species rich grassland on F39A.

F39A is also surrounded by mature trees, and the northern boundary contains a ditch. These act as wildlife corridors and may provide habitat for protected species. Any new access via the north of the site onto London Road would fragment this corridor and is likely to harm biodiversity.

The site does not contain any trees that are protected by a Tree Preservation Order (TPO). However, there is an area-wide Tree Preservation Order on land directly to the west of F39B. Furthermore, the Fairford Conservation Area incorporates the whole of Cinder Lane. Any trees within the Conservation Area are protected and would require consent to remove.

There is also an important tree belt along northern boundary of F39A and the southern boundary of F39B, which include some valuable individual trees. These also have an important collective function in the role of providing a significant visual screen and for biodiversity. The retention of these tree belts is important.

Other (floodplain, PRoW): No PRoW within the parcels. PRoW Fairford Footpath 34 is present along the western boundary of parcel 39B. PRoW Fairford Footpath 30 is present along the southern boundary of parcel 39B.

Site Reference: F39B	**Settlement: Fairford**

Description: F39B is the home of Fairford Town Football Club and social club. The 1.35 ha site includes a full-sized football pitch surrounded by football stands; the main football club building, which includes the social club; a small parking area; and a cut grass area to the south. The site is bound by a substantial unmanaged mature tree belt to the south and outgrown hedgerow to the north. To the east is the new 120 dwelling housing development; to the south is a public Bridleway with pastoral fields beyond; to the west is Cinder Lane, which is an unadopted gravel tracked road, which is also a Public Right of Way and currently serves as the site access.

To the north are detached houses set within large gardens. A spur has been retained from the adjacent development, which could potentially provide a new access via the north-east corner of F39B. A further spur has also been retained from the road to the east in the north-east corner.

Beyond the southern boundary is Fairford Footpath 30 with agricultural fields beyond. Adjacent to the western boundary is Cinder Lane and Fairford Footpath 34, beyond this is the parkland setting of Morgan Hall and the Fairford Conservation Area. The visual envelope of the parcel is generally limited local views. The neighbouring footpaths to the south and west provide views of the parcel.

Evaluation:	**MEDIUM-LOW SENSITIVITY**

Justification:
The parcel is occupied by an existing sports facility. Although the parcel retains a sense of openness across the pitch, this is not a natural feature. Beyond the northern and eastern boundaries is a neighbouring residential context that has an influence on the parcel. Heritage interests are present to the west and need to be considered. Residential development is unlikely to appear as incongruent within this existing context, and due to the partially developed character of the parcel. It is therefore considered to have a **Medium - Low** landscape sensitivity.

Landscape Context:

National Character Area:	NCA 108: Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C Fairford and Lechlade
Historic Landscape Character:	-

Constraints/Designations:
Landscape: None
Historic: Morgan Hall (listed building) and its parkland setting are present to the west of parcel 39B. The boundary of the Fairford Conservation Area is present to the west of 39B.
Biodiversity: Natural England has raised concerns regarding the impact of further development in Fairford on the North Meadow and Clattinger Farm Special Area of Conservation. Further assessment is required to understand whether additional development in this location would have an unacceptable impact or whether additional mitigation would be required to reduce recreational pressures etc.

The sites are located inside the Cotswold Water Park Nature Recovery Plan Area. Furthermore, they are located within a Site of Special Scientific Interest Risk Zone, where any development that create a net gain of additional dwellings requires further specialist consideration. The sites are also located within a B-line.

Notification of a Site of Special Scientific Interest has been issued, which is currently in a consultation period. The SSSI is located approximately 145m to the south-east of the site. A Local Wildlife Site is also located on a lake approximately 250m to the south east of the site.

F39B is predominantly mown grass with some buildings. The main part of the site is unlikely to have significant ecological value, although a Preliminary Ecological Assessment would be required to confirm this. The site is surrounded by large and unmanaged hedgerows, which may contain protected species. Historically there were signs of badgers in this general area, although further survey work would be needed to understand whether they are still present.

The site does not contain any trees that are protected by a Tree Preservation Order (TPO). However, there is an area-wide Tree Preservation Order on land directly to the west of F39B. Furthermore, the Fairford Conservation Area incorporates the whole of Cinder Lane. Any trees within the Conservation Area are protected and would require consent to remove. This may impact the ability to upgrade Cinder Lane to provide an access into F39B.

There is also an important tree belt along northern boundary of F39A and the southern boundary of F39B, which include some valuable individual trees. These also have an important collective function in the role of providing a significant visual screen and for biodiversity. The retention of these tree belts is important.

Other (floodplain, PRoW): No PRoW within the parcels. PRoW Fairford Footpath 34 is present along the western boundary of parcel 39B. PRoW Fairford Footpath 30 is present along the southern boundary of parcel 39B.

Site Reference: F39C	**Settlement: Fairford**
Description: The 1.84 ha site is located on the eastern periphery of Fairford. It comprises a remnant part of an arable field. It is irregularly shaped but has flat topography. The parcel is located to the east of the Fairford settlement. It is characterised as open pastoral fields of varying quality. Hedgerow, trees and fencing is present on the boundaries. The A417 is present to the north of the parcels. Within the local context is neighbouring residential and industrial built form. In relation to surrounding undeveloped features there is amenity space linked to the football club, agricultural land and water features which are characteristic of the Cotswold Water Park and the area's former mineral extraction use. The parcel is cut off from the wider landscape by all the features mentioned above. The parcel has a limited visual envelope. This parcel is laid to grass and has a scrubby appearance. This is due to part of it being recently used as a site compound for the neighbouring residential development and because of a lack of management through grazing. The parcel is proposed as an employment allocation within the emerging Fairford NDP. This would extend the existing industrial built form north and increase the density of built form within this area. The southern and western boundary treatments are relatively weak with young (west) or gappy (south) hedgerow treatments present; these are supplemented by fencing. The northern and eastern boundaries are more mature and complete and filter views. Views of the parcel from the public realm are generally limited to the neighbouring roads to the north and west. These views are filtered from the north.	
Evaluation:	**MEDIUM-LOW SENSITIVITY**
Justification: The parcel is being promoted for employment land within the emerging NDP. Regarding residential development the parcel has susceptibility to change due to its undeveloped character. However, development of the parcel would not represent encroachment into the landscape due to it being surrounded by development on three sides and partially on the fourth. Due to this existing surrounding context dwellings are unlikely to appear as incongruent. The land use within the parcel has been disturbed and does not represent a high quality landscape feature. Vegetation on the boundaries is of varying quality and could be enhanced. The parcel is considered to have **Medium-Low** landscape sensitivity due to the above factors.	
Landscape Context:	
National Character Area:	NCA 108: Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C Fairford and Lechlade
Historic Landscape Character:	-
Constraints/Designations: **Landscape**: None **Historic**: None **Biodiversity**: Natural England has raised concerns regarding the impact of further development in Fairford on the North Meadow and Clattinger Farm Special Area of	

Conservation. Further assessment is required to understand whether additional development in this location would have an unacceptable impact.

The site is located inside the Cotswolds Water Park Nature Improvement Area, as well as the Cotswolds Water Park Nature Recovery Plan Area. Furthermore, it is located within a Site of Special Scientific Interest Risk Zone, where any developments that create a net gain of additional dwellings requires further specialist consideration. The site is also located within a B line.

A Local Wildlife Site is located on a lake approximately 60m to the south east of the site. Notification has been issued of a Site of Special Scientific Interest, which is currently in a consultation period, which is located approximately 60m to the south of the site.

The site is predominantly grazed land, which is unlikely to have significant ecological value, although a Preliminary Ecological Assessment would be required to confirm this. The main areas of ecological interest are likely to be the hedgerows and trees within and surrounding the sites.

The site does not contain any trees that are protected by a Tree Preservation Order (TPO). However, there is an important tree belt along with north-eastern boundary alongside the A417. There is also a mature tree belt running along the boundary between F39C and F52. The proposal would also remove part of this tree belt to provide a through road. Breaking this tree belt would be a further fragmentation of the wildlife corridor.
Other (floodplain, PRoW): No PRoW within or on the boundaries of the parcels.

Site Reference: F44	**Settlement: Fairford**
Description: The 1.14 ha site is located to the south of Horcott, a sub-settlement within Fairford. It has flat topography and sits on the shore of Horcott Lake. Access is provided via Totterdown Lane at the south-east corner. It once formed part of an extensive sand and gravel extraction area, known as Horcott Pit. The site incorporates a wide tree belt within the south-western half of the site. The north-eastern half is unmanaged grassland and scrub. A power line also cuts a corridor through the centre of the site, from the south-east to the north-west. It is adjacent to bungalows along the north-eastern boundary; Horcott Industrial estate to the north-west; a public bridleway to the south-east with arable farmland beyond; and Horcott Lake to the south-west.	
Evaluation:	**MEDIUM SENSITIVITY**
Justification: The site contribute significantly to the setting and backcloth of Horcott Lake as well as having some intrinsic merit. The site is degraded and power lines are a detractor and a constraint and would need to be removed/undergrounded. If development were permitted it would need to carefully address the lake retaining the majority of vegetation on this side of the site to significantly mitigate its effect. Care would be needed not to unduly affect the visual amenity of the bungalow residents.	
Landscape Context:	
National Character Area:	NCA 108: Thames and Avon Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C Fairford and Lechlade
Historic Landscape Character:	-
Constraints/Designations: **Landscape**: Not within Cotswolds National Landscape or SLA **Historic**: No listed buildings or Conservation Area within or on boundary of the parcel **Biodiversity**: Since this site was allocated in the Local Plan, a strip of land running inside the south-western edge of the site is has received notification of becoming a Site of Special Scientific Interest. This is currently in a consultation period. The entire site is also located within a Site of Special Scientific Interest Risk Zone, where any development that has a net gain of dwellings would require further specialist analysis to understand the impact. The site is furthermore located in the Cotswold Water Park Nature Improvement Area, as well as being in the Cotswold Water Park Nature Recovery Plan Area. The site is also located next to Horcott Lake, which is also a Local Wildlife Site (Cotswold Water Park (east)). Natural England has raised concerns regarding the impact of further development in Fairford on the North Meadow and Clattinger Farm Special Area of Conservation, although only development which is in addition to that already allocated in the Local	

Plan. This issue is currently being further assessed by Natural England, although given the site is already allocated in the Local Plan, it is unlikely to be affected.

The site is modelled to be almost entirely within a Great Crested Newt Red Zone, as well as being located within a B-line. The tree belt running along the south of the site is also Priority Habitat (deciduous woodland). The unmanaged grassland scrub area to the north of the site is also of ecological interest.

The site does not contain any trees that are protected by a Tree Preservation order (TPO). However, the site has a substantial strip of mature trees running inside the south-west boundary, which contains a variety of deciduous and coniferous species. There are no particularly fine specimens, but the trees have a collective importance in screening the southern side of Horcott and the industrial estate from views across Horcott Lake and the wider landscape

Other (floodplain, PRoW): no TPO within or on the boundary of the parcel. Kempsford Restricted Byway 3 is present along the south-eastern boundary

Site Reference: F50	Settlement:	Fairford (White 2014)
Description: The site lies on the south western edge of Fairford on very gently sloping land separating it from Horcott to the south. There are two improved pasture fields separated by an outgrown hedge with trees. To the north, there is the edge of the settlement and a low stone wall with other low field boundaries allowing glimpsed and filtered views through maturing trees from the A417. New housing is being constructed to the north west beyond a low boundary. To the south west, there is an outgrown hedge with trees along a watercourse. Mature trees lie on the southern boundary with Horcott and vegetated gravel workings. The Horcott Road to the north east is fenced with occasional trees within the site, allowing clear views. The edges of Fairford are recessive and indented with an incremental mix of traditional buildings to the north within the Conservation Area, linear development further south and a small hedged field to the rear of properties. A public footpath runs along the northern edge of the site linking the settlement to the countryside to the south west. The site has limited tranquillity due to the presence of the A417 and housing to the north and south.		
Evaluation:	**MEDIUM-HIGH SENSITIVITY**	
Justification: The site is susceptible to change from housing as it provides a green gap between Fairford and Horcott when combined with playing fields along the River Coln corridor to the north east. This allows the settlements to retain their separate identities. If the site was developed it would, with other new development, enclose fields to the north which provide the setting to the western end of the Conservation Area which features recessive but attractive traditional buildings which form a positive introduction to the old settlement. As such, it would remove contact between the Conservation Area and the wider countryside on this side of the settlement which would be undesirable.		
Landscape Context		
National Character Area:	Upper Thames Clay Vales	
Landscape Character Type:	River Basin Lowland	
Landscape Character Area:	Fairford and Lechlade	
Historic Landscape Character:	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns	
Constraints/Designations Landscape: Separation between Fairford and Horcott Historic: Setting of the Conservation Area Biodiversity: none Other (floodplain, PROWs):Public footpath runs along northern boundary		

Site Reference: F52	**Settlement: Fairford**
Description: The 1.40 ha site is located on the eastern periphery of Fairford. It is characterised as open pastoral fields of varying quality. Hedgerow, trees and fencing is present on the boundaries. The A417 is present to the north of the parcels. Within the local context is neighbouring residential and industrial built form. In relation to surrounding undeveloped features there is amenity space linked to the football club, agricultural land and water features which are characteristic of the Cotswold Water Park and the area's former mineral extraction use. The parcel is cut off from the wider landscape by all the features mentioned above. The parcel has a limited visual envelope. The parcel is laid to grass and is divided into two equestrian paddocks by fencing. The parcel boundaries are generally defined by mature hedgerow and trees. Residential development is present to the north eastern and western boundaries to varying degrees. South of the parcel is an established industrial site. Beyond the north eastern boundary is a tree lined stretch of the A417 with open agricultural fields beyond. Views of the parcel from the public realm are limited to filtered views from the A417 for motorists (no pavement present) and from the road to the west of parcel F39C	
Evaluation:	**MEDIUM SENSITIVITY**
Justification: Domestic built form is present beyond the north eastern boundary; development of the parcel would increase this context and remove the current low density rural transition to the settlement on the approach from the east along the A417. Other development is present to the southern and western boundaries; this has an influence on the context of the parcel. The vegetated boundaries are far more robust than the neighbouring parcel and views are filtered. Loss of vegetation at the access would require mitigation. Although in equestrian use the field is recognised as a characteristic part of the agricultural context present around the settlement. The parcel is considered to have **Medium** landscape sensitivity due to the above factors.	
Landscape Context:	
National Character Area:	National Character Area 108: Upper Thames Clay Vales
Landscape Character Type:	Landscape Character Type: River Basin Lowland
Landscape Character Area:	Landscape Character Area: TV1C Fairford and Lechlade
Historic Landscape Character:	-
Constraints/Designations: **Landscape**: None **Historic**: None **Biodiversity**: Natural England has raised concerns regarding the impact of further development in Fairford on the North Meadow and Clattinger Farm Special Area of Conservation. Further assessment is required to understand whether additional development in this location would have an unacceptable impact.	

The site is located inside the Cotswolds Water Park Nature Improvement Area, as well as the Cotswolds Water Park Nature Recovery Plan Area. Furthermore, it is located within a Site of Special Scientific Interest Risk Zone, where any developments that create a net gain of additional dwellings requires further specialist consideration. The site also is located within a B line.

A Local Wildlife Site is located on a lake approximately 60m to the south east of the site. Notification has been issued of a Site of Special Scientific Interest, which is currently in a consultation period, which is located approximately 60m to the south of the site.

The site is predominantly grazed land, which is unlikely to have significant ecological value, although a Preliminary Ecological Assessment would be required to confirm this. The main areas of ecological interest are likely to be the hedgerows and trees within and surrounding the sites.

The site does not contain any trees that are protected by a Tree Preservation Order (TPO). However, there is an important tree belt along with north-eastern boundary alongside the A417. There is also a mature tree belt running along the boundary between F39C and F52. The proposal would also remove part of this tree belt to provide a through road. Breaking this tree belt would be a further fragmentation of the wildlife corridor.
Other (floodplain, PRoW): No PRoW within or on the boundaries of the parcels.

Site Reference: F53A	**Settlement:** Fairford

Description:

The site lies beyond the southern edge of Fairford, to the south of Horcott Road and east of Totterdown Lane (Restricted Byway 3), close to Horcott Lake. It comprises three medium-sized, regular arable fields divided by hedgerows and hedgerow trees. The boundaries along the public roads are well-defined by mature tree belts which restrict visibility into the site and create a filtered, enclosed character when viewed from the surrounding area.

The landform gently falls to the north-west and is situated within the Cotswold Water Park, forming part of the transition between the settled edge of Fairford and the more open rural and wetland landscape associated with the lakes and designated ecological areas to the west. The Cotswold Water Park SSSI lies immediately west of Totterdown Lane. There is no public access through the site, and it remains part of the wider agricultural hinterland south of the town.

The site lies within National Character Area 108 – Upper Thames Clay Vales, within the River Basin Lowland Landscape Character Type, and the Fairford and Lechlade Landscape Character Area (TV1C) as defined in the Cotswold Water Park Landscape Character Assessment. The landscape is typical of this area, comprising gently undulating lowland farmland interspersed with hedgerows, tree belts and areas of former gravel extraction that contribute to a strong sense of structure and rural character.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site occupies an open and rural position beyond the southern edge of Fairford, forming part of the transitional landscape between the settlement and the wider agricultural and wetland mosaic of the Cotswold Water Park. Its gently sloping topography, intact hedgerow structure, and proximity to the Cotswold Water Park SSSI enhance its ecological and perceptual sensitivity.

Although roadside tree belts limit visibility and provide a degree of containment, the site remains largely undeveloped and contributes to the sense of rural openness that defines the approach to Fairford from the south and west. Development here would extend the settlement south-eastwards into open countryside, reducing the clarity of the existing built edge and diminishing the visual and spatial separation between the settlement and the countryside.

The absence of public access, the partial screening provided by vegetation, and the site's agricultural use moderate susceptibility slightly. However, its size, rural character, and the influence of surrounding designations result in an overall medium-high landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C – River Basin Lowland: Fairford and Lechlade
Historic Landscape Character:	A2 – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: None identified Historic: None identified Biodiversity: Proximity to the Cotswold Water Park SSSI; boundary vegetation provides local ecological value and connectivity. Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; Totterdown Lane (Restricted Byway 3) runs along the western edge; no internal public access	

Site Reference: F53B	**Settlement:** Fairford

Description:

The site lies to the north of Horcott Road on the southern edge of Fairford, forming part of the open countryside between existing residential development to the north-west and the RAF Fairford properties to the south-east. It comprises a single pastoral field used for grazing, with gently sloping land that falls westwards, affording a sense of openness and transition between the settlement and the rural landscape beyond.

The site is bounded by strong vegetation on all sides. A dense hedgerow and treeline along Horcott Road screen the site from public view, while a mature hedgerow along the northern boundary provides further containment and separation from adjoining farmland. The eastern boundary includes good screening vegetation adjacent to the access road leading to the water treatment works. To the north-west, existing farm buildings are visible in places, including Bailiff's Cottage at Horcott Farm (Grade II Listed), which lies within the wider landscape setting of the site.

The upper parts of the site afford longer views westwards, framed by a wooded backdrop in the distance. There is no direct public access within the site, although PRoW Footpath 32 runs just beyond the northern boundary. The combination of vegetation, sloping topography, and surrounding land uses gives the site a semi-rural and transitional character.

The site lies within National Character Area 108 – Upper Thames Clay Vales, within the River Basin Lowland Landscape Character Type and the Fairford and Lechlade Landscape Character Area (TV1C) as defined in the Cotswold Water Park Landscape Character Assessment.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

The site forms part of the transitional landscape on the southern approach to Fairford, maintaining a green gap between existing housing to the north-west and the RAF Fairford complex to the south-east. Its gently sloping landform, well-vegetated boundaries, and pastoral character contribute to a semi-rural and visually cohesive edge to the settlement. The strong roadside and boundary vegetation provides effective visual containment, limiting the site's prominence in near views, while the upper slopes allow filtered long views westwards across the countryside.

The site's rural qualities, together with its contribution to the setting of Bailiff's Cottage at Horcott Farm (Grade II Listed), support a moderate degree of sensitivity. Development would erode the visual separation between settlement clusters and reduce the green, rural edge that currently defines this part of Fairford. However, containment by vegetation and the limited public visibility reduce overall susceptibility.

On balance, the site's combination of topographic variation, relationship with surrounding built form, and contribution to the rural approach to Fairford result in a judgement of medium landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C – River Basin Lowland: Fairford and Lechlade
Historic Landscape Character:	A2 – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: None identified Historic: Adjacent to Bailiff's Cottage at Horcott Farm (Grade II Listed) Biodiversity: Proximity to the Cotswold Water Park SSSI; boundary vegetation provides local ecological value and connectivity. Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. PRoW Footpath 32 runs just beyond the northern boundary	

Site Reference: F56	**Settlement:** Fairford

Description:

The site lies on the northern side of Fairford, to the south of Mill Lane and east of Coronation Street, occupying a transitional position between the built edge of the town and the Coln Valley. The land is located immediately west of the Fairford Conservation Area and adjoins the North of Fairford Special Landscape Area (SLA), which extends across the Coln Valley to the east and north.

The site is relatively flat but sits slightly higher than the land to the east, which falls away towards the River Coln. This creates open views over the site from the east, as well as open views north. Existing residential development to the south and west provides a built backdrop. The site is enclosed by a stone wall boundary, with a line of mature cherry trees along the western end of the northern edge, providing limited local screening.

The land is partly developed, containing Cottages facing Coronation Street, agricultural barns, farmyard areas and grassed paddocks, giving it a semi-rural, transitional character. The surrounding landscape is sensitive due to its proximity to the Fairford Conservation Area and Special Landscape Area, both of which include well-used PRoWs (Footpaths 11 and 12) to the east offering clear views across the site. Footpath 11 also crosses Mill Lane to the north, linking to further open countryside.

The site lies within National Character Area 108 – Upper Thames Clay Vales, within the River Basin Lowland Landscape Character Type and the Fairford and Lechlade Landscape Character Area (TV1C) as defined in the Cotswold Water Park Landscape Character Assessment.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

The site occupies a prominent location on the northern edge of Fairford, forming part of the visual and historic setting to the Fairford Conservation Area and the adjoining Coln Valley Special Landscape Area. Its elevated position and open context make it clearly visible from PRoWs within the valley to the east.

Although the site contains existing agricultural barns and associated infrastructure, which reduce its susceptibility to change, its proximity to sensitive landscape and heritage designations heightens its overall sensitivity. The stone boundary wall and established trees contribute positively to local character, while the open paddocks maintain a sense of rural continuity between the town and the valley.

Development would need to respect the site's visual prominence and its contribution to the setting of the Conservation Area and SLA, maintaining the distinctive rural edge and relationship with the Coln Valley. The combination of its partly developed nature,

topographic prominence, and heritage context results in an overall medium landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C – River Basin Lowland: Fairford and Lechlade
Historic Landscape Character:	G3 – Towns, villages and hamlets
Constraints/Designations: Landscape: Adjacent to the North of Fairford Special Landscape Area Historic: Immediately north and west of the Fairford Conservation Area; contributes to its rural setting and relationship with the Coln Valley. Includes Waiten Hill Farm House and lies opposite Milton Farm house (Non-Designated Heritage Assets) Biodiversity: Boundary trees and grassland paddocks provide limited ecological value; River Coln corridor enhances habitat connectivity nearby Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; PRoW Footpaths 11 and 12 to the east provide open views from within the SLA and Conservation Area; PRoW Footpath 11 continues north across Mill Lane	

Site Reference: F57A, F57B and F57C **Settlement:** Fairford

Description:

Parcels F57A, F57B and F57C are located to the north-west and west of Fairford and comprise arable fields contained by mature hedgerows, occasional stone walls, and scattered mature trees. The landform is predominantly flat, although Parcel F57A sits slightly higher than the adjoining parcels. F57C also includes a small area of unmanaged grassland, adding minor variation in land cover.

The parcels are separated from each other and from the main settlement by highway infrastructure, which fragments their relationship with the urban edge. Existing residential development is visible in parts, though vegetation and intervening roads create physical and perceptual separation. Parcel F57A is also physically detached from F57B and F57C.

PRoW Footpath 17 runs along the southern edge of F57A, and PRoW Footpath 35 lies beyond the northern boundary of F57B, increasing recreational sensitivity. The parcels lie outside the Conservation Area and there are no listed buildings in close proximity. They are outside Flood Zones 2 and 3. Parcels F57A and part of F57B fall within the Cotswold Water Park, with Coln Valley north of Fairford Special Landscape Area also located to the west of F57A.

The site lies within the Cornbrash Lowlands Landscape Character Type, specifically the TV2C Southrop Lowlands Landscape Character Area. Historic Landscape Character is identified as A3x – Former unenclosed cultivation now enclosed, with regular organised enclosure patterns that do not reflect earlier unenclosed systems and no Parliamentary enclosure award within the parish.

Evaluation:	**MEDIUM-HIGH SENSITIVTY**

Justification:

Parcels F57A, F57B and F57C occupy a flat, open position on the western and north-western edge of Fairford within the Cornbrash Lowlands landscape. While natural and historic sensitivities are moderated, the parcels are medium to large in scale and would represent a substantial extension of built form beyond the current settlement boundary.

Although existing residential development is visible and highway infrastructure fragments the landscape, vegetation and separation mean the parcels still read as countryside rather than settlement fringe. The scale of potential development, combined with the openness of the lowland landscape and proximity to PRoWs, elevates overall susceptibility. Taken together, these factors support an overall judgement of Medium-High landscape sensitivity.

Landscape Context:

National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Cornbrash Lowlands
Landscape Character Area:	TV2C Southrop Lowlands
Historic Landscape Character:	A3x – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: Partly within the Cotswold Water Park (F57A and part of F57B). Coln Valley north of Fairford Special Landscape Area adjacent to F57A. Historic: No Conservation Area or listed buildings within or immediately adjacent. Although, Fairford Park Non-Designated Heritage Asset is adjacent to F57A. Biodiversity: Hedgerows, mature trees, and small unmanaged grassland area Other (floodplain, PRoWS): PRoW Footpath 17 along southern edge of F57A; PRoW Footpath 35 beyond northern boundary of F57B. Outside Flood Zones 2 and 3.	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 20 – Kemble

COTSWOLD
District Council

Settlement character

1.1 Kemble is a village located on the A429 road linking Cirencester to Malmesbury and thence the M4, around 19km to the south. This moderately busy road cuts the village in half. More significantly, the village is one of the few settlements in the district to have a railway station. This is on the Gloucester to Swindon line with trains to London.

1.2 The village is thought to be of medieval origin although there are Anglo-Saxon burials within the built up area and prehistoric remnants have been found in the environs. Growth of the village has occurred due to its good communications: the railway line in the late 19th century and roads in the latter part of the 20th century.

1.3 The oldest part of the village is to be found to the west of the main road focussed on All Saints Church, whose spire is a local, highly visible landmark. Kemble House, adjacent, was built in the 17th century and is bordered by high stone walls. When the railway was constructed, Kemble House's lady occupant, Miss Anna Gordon, insisted that it must run in an unnecessary tunnel to avoid spoiling the westerly vista from the house. These buildings are close to the south east corner of the settlement. Loosely clustered to the north are detached houses in large gardens, mainly of the Victorian era, and some small terraces focussed on the greens on West Lane. The many mature trees between the well-spaced houses further enhances the village.

1.4 To the north west of the main road, the village is dominated by a small local authority built housing estate and more recent private housing of standard house types in a cul de sac layout [West Hay Grove]. These give the impression to passing traffic that most of the village is of recent origin. Further housing has been built north of Station Road. However, just to the northwest again lies the late Victorian cluster of Kemble Station, the Tavern public house, railway cottages and water tower. This area, like the older part of the village to the east, is a Conservation Area.

1.5 Slightly but distinctly separated from the village to the north lies Clayfurlong Farm, adjacent to the dismantled Cirencester spur railway and its embankment. This is a rural farm complex with fine listed buildings.

Landscape Character

1.6 Kemble is located on the edge of the Cotswolds National Character Area 107 bordering the area of the Upper Thames Clay Vales NCA 108 to the east. . The village lies within Dip Slope Lowland landscape type and Kemble Dipslope LCA, but there are influences from the adjoining Cornbrash Lowlands

landscape type to the south east. Kemble is at a transition point in the landscape on a gentle ridge abutting the upper Thames Valley.

1.7 The Kemble dipslope is an area of elevated land with a geology of Kellaway Clays and Sands sloping south east. The gentle ridges are interspersed with shallow valleys. Agriculture is primarily arable and pastoral fields on more poorly drained lower land. The headwaters of the Thames and tributaries pass through pasture with little riparian vegetation. Field boundaries tend to be low maintained hedgerows and some walls with few trees apart from well-defined rectilinear copses and woodland belts. Wide views are therefore possible across the area.

1.8 The Dipslope/Thames Valley transition area to the north and east of the village has similar geology to the dipslope but the topography becomes flatter and the vegetation cover becomes greater. Again, there is a mix of arable agriculture with pasture on wetter ground. Hedgerows with trees are more numerous and there are tree belts and copses. The River Thames forms the main feature in the gently undulating landscape in a shallow broadening valley.

1.9 The Agricultural classification of the area is Grade 3.

1.10 Kemble lies on the edge of a gentle ridge reaching 120m AOD which is similar in elevation to the Fosse Way to the north [the boundary of the National Landscape]. The village slopes down towards the Thames which is around 100m AOD.

Relationship of the settlement with the surrounding landscape

1.11 The settlement has the following key relationships with the surrounding landscape:

Positive:

- The settlement sits comfortably above the upper Thames valley on the edge of its gentle ridge. The church spire, established buildings, relatively loose structure and mature trees are pleasing when viewed from across the valley to the north east.
- The church spire is also important when viewed from the A429 travelling south both at a distance and entering the village.
- Trees on the dismantled railway embankment to the north of the village provides a strong visual buffer and boundary to the village.

- This boundary is reinforced by the steep pastoral valley slopes of the tributary valley which wraps around the north of the settlement, overlooked by Pheasants Hill.
- The main line railway and station Conservation Area provides a strong boundary to the village to the west with associated vegetation cover.
- The parkland to the east of the church and Kemble House provides an attractive setting to the main eastern Conservation Area.

Negative:

- The local authority estate houses and West Hay Grove housing fronting the A429 gives a suburban edge with few trees which does not complement the landscape or this part of the village.

Landscape sensitivity considerations

1.12 Though the area is 1km outside the National Landscape the area to the north and west of the village does inevitably share some of its characteristics of the dipslope– generally smooth topography, steep valley slopes, watercourses, field patterns and crisp woodland belts and copses. In effect it is a transition and buffer zone for the National Landscape. The area has been designated as an SLA. To the east, the landscape becomes more gentle related to the upper Thames valley. Overall, the area has the distinction of being close to the source of the Thames, 2km to the north, with the infant river itself passing just to the north of the village. Both landscapes therefore have considerable significance and sensitivity.

1.13 There are open views possible towards the village from a distance from most directions due to its position overlooking valleys, the overall gentle topography and relatively open landscape. Close into the village itself, however, the presence of the well vegetated railway embankments and significant other tree groups mean that there is capacity for development within the envelope of the railways, embankments and village structure.

Constraints to be taken into account

1.14 The constraints are shown on Figure K2 and are summarised below:

- Special Landscape Area covering all of village and surrounding landscape
- Conservation Areas
- The Thames Path to the north
- The floodplain of the watercourses
- Key wildlife site in the railway cutting north of the A429

Areas where development is not suitable

1.15 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Substantial development northwards into the Thames valley east of the A429 because this would harm the setting of the main eastern Conservation Area and adversely affect the character of this significant area close to head of the Thames.
- North of the dismantled railway because this would adversely affect the character of the area close to head of the Thames and be visible in the relatively open landscape.
- West of the main line railway because of visibility in the relatively open landscape.
- East of the Conservation Area because of the setting of the main eastern Conservation Area and its most significant buildings [the Church and Kemble House].

Suggested environmental improvements

1.16 The following environmental improvements are suggested:

- Planting and environmental improvements to the station car parks and approaches.

Figure A1: Context and Landscape Character Types and Areas

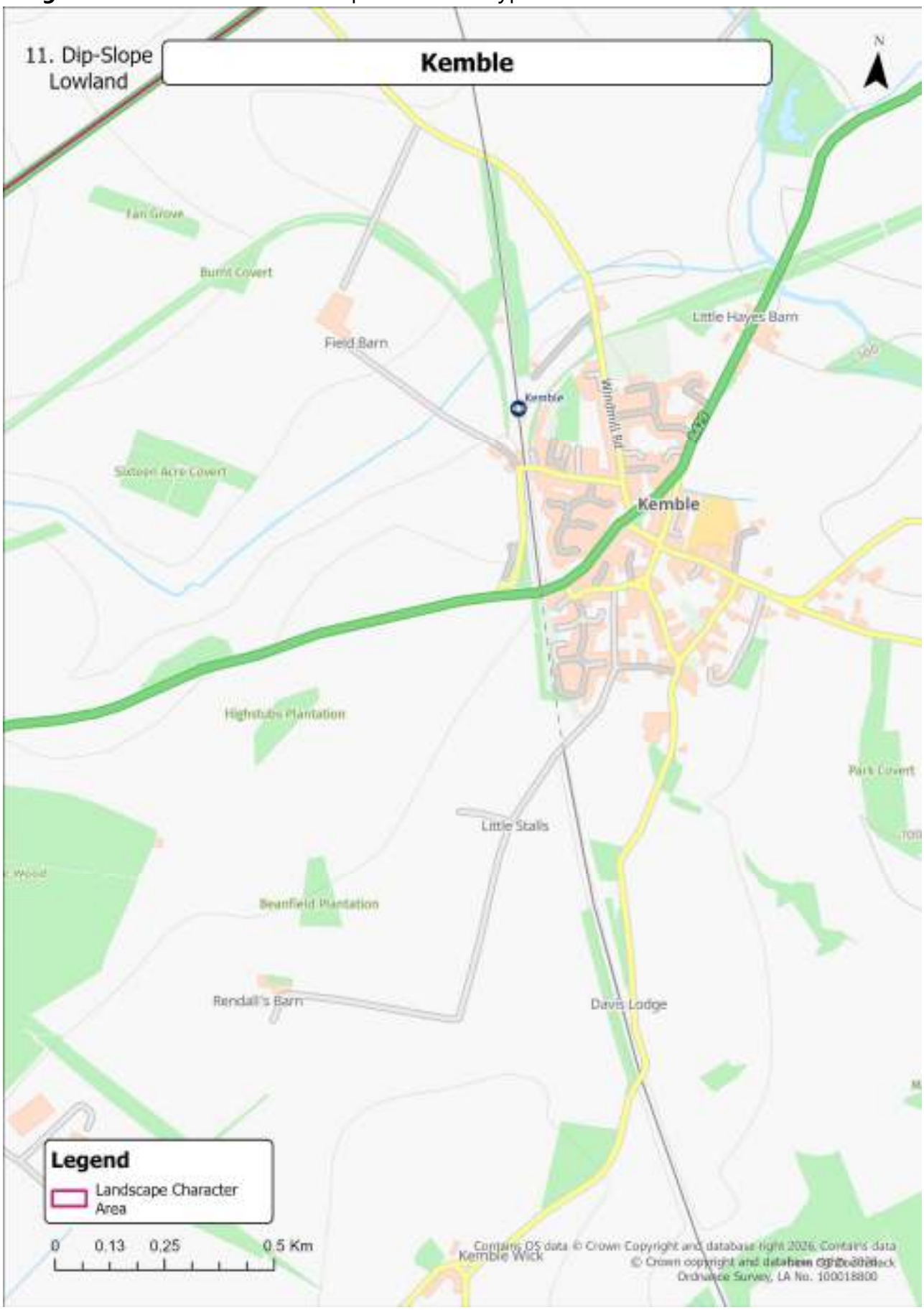
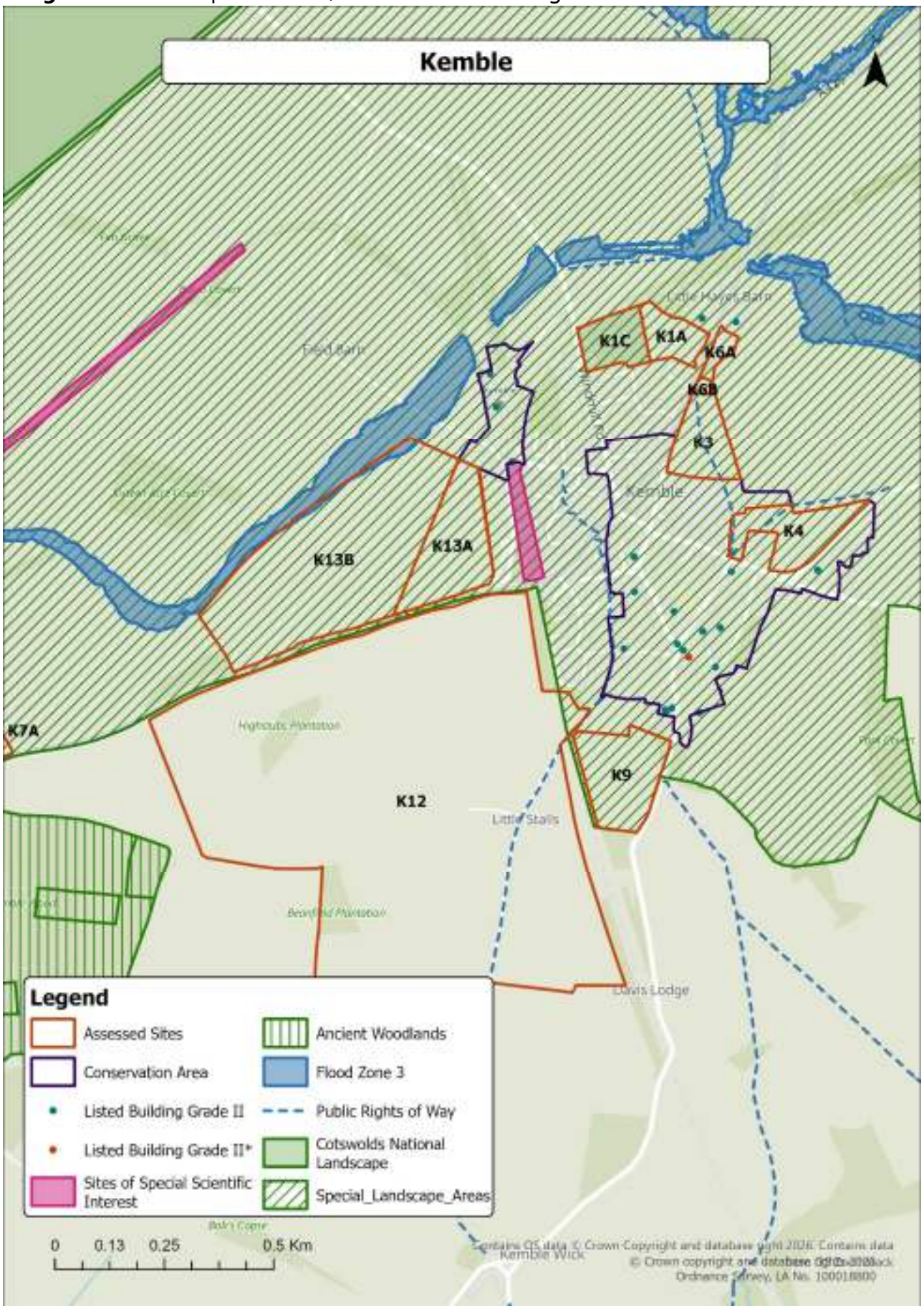


Figure A2: Development Sites, Constraints and Designations



Stage 2 Assessments

Site Reference: K1A/K1C	**Settlement:** Kemble
Description: The site lies beyond the northern residential edge of Kemble, immediately north of Clayfurlong Grove and to the east of the A429. It comprises two grassland fields divided by a central tree belt that provides a clear internal separation between the two areas. The land slopes gently eastwards and forms part of the transition between the built edge of Kemble and the rural landscape to the north. The western field is in active recreational use and is a designated local green space in the Kemble Neighbourhood Development Plan, functioning as a playing field with the Windmill Playground and skate ramps located along its western boundary. This area is accessible from the adjoining residential properties to the south, including bungalows at the western end of Clayfurlong Grove. The eastern field is not publicly accessible but remains visible from adjacent dwellings and contributes to the local green setting of the village. The site is enclosed on all sides by mature vegetation. Deciduous and evergreen tree belts define the northern and eastern boundaries, limiting outward views and providing a sense of containment. The disused railway line lies immediately to the north, with Clayfurlong House (Grade II Listed, List Entry 1153295) visible beyond the north-eastern edge. Although there are no PRoWs within or adjacent to the site, the playing field is a valued community space that provides both visual and recreational amenity for residents. The site lies within the Kemble & Ewen Special Landscape Area (SLA), which emphasise the importance of conserving the character and setting of the village and its relationship with the surrounding landscape. It falls within National Character Area 107 – Cotswolds, within the Dip Slope Lowland Landscape Character Type and the Kemble Dip Slope Landscape Character Area (TV3A)	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: The site contributes positively to the character and amenity of Kemble's northern edge. The western field's established recreational function and strong vegetated boundaries make it an important component of the village's green infrastructure. The mature tree belts, gently sloping topography, and combination of open grassland and recreational features provide a well-defined and contained settlement edge that supports both community use and local visual amenity.	

The site's proximity to Clayfurlong House (Grade II Listed), forming part of its setting and the distinct separation created by the disused railway line elevate heritage and contextual sensitivity, particularly in views from the north-east. The combination of active use, visual enclosure, and heritage association means that any development would risk eroding the clear northern boundary of Kemble and diminishing the relationship between the village and its rural hinterland.

Although the site is partly enclosed and wider visibility is limited, its recreational importance and contribution to settlement setting and heritage context support a judgement of medium-high landscape sensitivity, primarily due to its public amenity role, SLA designation and historic associations.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowlands
Landscape Character Area:	TV3A – Kemble Dip Slope
Historic Landscape Character:	Southern half – G4 Towns, villages and hamlets. Northern half – A3 Former unenclosed cultivation now enclosed

Constraints/Designations:
Landscape: Kemble & Ewen Special Landscape Area (SLA)
Historic: Clayfurlong House (Grade II Listed, List Entry 1153295) to the north east.
Biodiversity: Boundary tree belts and grassland provide habitat value
Other (floodplain, PRoWS): No PRoWs within or adjacent. Outside Flood Zones 2 and 3. Western field is a designated Local Greenspace.

Site Reference: K3	**Settlement: Kemble**

Description: The 2.82 ha site is located to the north-east of Kemble. It is mostly a triangular shaped pastoral field with signs of ridge and furrow. It is located to the east of the A429 and is bounded by hedgerow to the south, east and west. The northern boundary is delineated by a post and rail fence. Kemble Footpath 11 enters through this fence and crosses the centre of the parcel to the southern boundary. A single mature oak tree is present at its centre.

To the north of the parcel is K6B. Beyond the southern boundary is a small pastoral field which is subject to a recently permitted residential application for eight dwellings. Alongside the field to the south is the Kemble Primary School playing field with domestic curtilage adjacent to this. To the west of the parcel is 20th century residential development of varying styles and age. Beyond the eastern boundary is a continuation of the undeveloped rural character. The character of the parcel ties it to the rural agricultural context present around the Kemble settlement.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The parcel has susceptibility to change through housing development due to its position on the settlement edge and within the context of the characteristic rural landscape present around the settlement. Development would represent encroachment into this context and form a prominent addition to views. The A429 would be enclosed on both sides through the settlement and a link with the characteristic surrounding rural landscape would be lost. The vegetated field boundaries and solitary oak tree within the parcel form important landscape features and provide layers of visual filtering across the agricultural landscape. The PRoW is present across the centre of the parcel and would need to be accommodated within any proposal. The parcel forms an important part of the rural approach to the settlement along the A429. Given this, its susceptibility to change and its location within the SLA, the parcel is considered to have **Medium-High** sensitivity

Landscape Context:

National Character Area:	NCA 107: Cotswolds
Landscape Character Type:	Dip Slope Lowland
Landscape Character Area:	TV3A Kemble Dipslope
Historic Landscape Character:	-

Constraints/Designations:

Landscape: within the Kemble & Ewen Special Landscape Area (SLA)

Historic: No Listed Buildings within the parcels. Parcel not within a Conservation Area, but the Kemble Conservation Area is present to the south and west.

Biodiversity: The site is not located within an area covered by a formal nature conservation designation. However, parts of the site are identified as being a Great

Crested Newt red zone and a Great Crested Newt amber zone. There is also Priority Habitat (deciduous woodland) located around 120m to the north of the site, forms a wildlife corridor along both the course of the River Thames and the disused railway line embankment.

The site does not contain any trees protected by a Tree Preservation Order. However, the southern part of the site is located within the Kemble Conservation Area, where trees are protected and Policy EN7 of the Local Plan applies.

There is a significant field (Oak) tree within the centre of K3. There is also a large Ash tree on the south-western boundary of this field, which is also a fine example. In addition, there is a group of Sycamore trees along the boundary of the site between the Kemble Primary School playing field and the adjacent recently permitted housing development to the west, which are also of significance. K3 also contains mature hedgerows around its boundaries. These are assets of the site and would add value within the design of any development. Their loss would make the site less developable

Other (floodplain, PRoW): No TPO present within the parcel. Public Right of Way Kemble Footpath 11 is present within K3.

Site Reference: K4	**Settlement:** Kemble

Description:

The site lies to the north of School Road, on the eastern edge of Kemble, forming part of the transitional landscape between the village and the open countryside beyond. The land wraps around an existing residential dwelling, though mature trees and shrubs along this boundary restrict visibility.

The site comprises a pastoral field that slopes gently northwards towards the River Thames corridor, enclosed by a hedgerow to the east and a hedgerow to the north. Beyond the site, the land continues to fall towards the river before rising again to a wooded horizon, creating a layered and visually appealing landscape. A small woodland block occupies the north-central part of the site, adding structure and visual interest.

The roadside boundary along School Road is defined by a stone wall, from which there are open views across the site and beyond to the rural landscape. The site is traversed by two PRoWs: Footpath 11, which runs north–south along the western edge, and Footpath 12, which extends from the south-western corner diagonally north-east through the site. These routes provide clear public views across the land and strengthen its recreational and perceptual importance.

The site lies within the Kemble & Ewen Special Landscape Area (SLA) and the Kemble Conservation Area, both of which emphasise the importance of conserving the character and setting of the village and its relationship with the open landscape. The western part of the site is also designated as a Local Greenspace in the Kemble Neighbourhood Development Plan.

It falls within National Character Area 107 – Cotswolds, within the Dip Slope Lowland Landscape Character Type and the Kemble Dip Slope Landscape Character Area (TV3A), as defined in the Gloucestershire Landscape Character Assessment.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site forms part of the eastern approach to Kemble and contributes strongly to the setting of both the Kemble Conservation Area and the Kemble & Ewen Special Landscape Area (SLA). Its pastoral character, mature vegetation and gently sloping landform create a visually and perceptually important transition between the built edge and the wider dip-slope countryside. The open aspect from the roadside stone wall and the clear views afforded from the PRoWs emphasise its landscape value and its contribution to the rural setting of the village.

The SLA identifies the landscape surrounding Kemble as an area of special importance for its scenic quality, settlement setting and rural integrity. The site exemplifies these characteristics through its layered topography, framed outward views towards the River Thames valley and its strong landscape structure. Development here would weaken the

sense of separation and openness that defines the eastern edge of the settlement, altering the established relationship between village and countryside. Overall, the combination of historic, visual and experiential factors supports an overall assessment of medium-high landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowlands
Landscape Character Area:	TV3A – Kemble Dip Slope
Historic Landscape Character:	A3 – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: Within the Kemble & Ewen Special Landscape Area (SLA) Historic: Within the Kemble Conservation Area Biodiversity: Hedgerows, tree belts and woodland block provide habitat value and connectivity Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; PRoW Footpath 11 runs north–south along the western edge; PRoW Footpath 12 runs diagonally north-east through the site. Part of site designated as a Local Greenspace.	

Site Reference: K6A / K6B	**Settlement: Kemble**
Description: The site is located on the north-eastern edge of Kemble and comprises a former agricultural holding containing two Dutch barns, associated hardstanding, a small paddock and an access track from the A429. The site is enclosed by a combination of mature trees, hedgerows and self-seeded vegetation, particularly around the former agricultural yard, whilst the eastern boundary is more open and allows a stronger relationship with the surrounding agricultural landscape. The site is bounded by the A429 to the west. Clayfurlong Farm lies to the north-west, with the converted Clayfurlong Barns immediately to the north. Kemble Primary School and residential properties on School Road are located to the south, whilst open agricultural land extends to the east and south-east. Although the site adjoins development associated with Kemble, it also forms part of the rural landscape surrounding the settlement and contributes to the transition between the village and the wider countryside. The former agricultural yard has a semi-enclosed character created by the mature vegetation and existing barns. In contrast, the paddock and access track are more open and contribute to the rural approach to the settlement along the A429. Kemble Footpath 11 crosses the south-western corner of the site, providing public access and views towards the surrounding countryside.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: Whilst the existing barns, hardstanding and mature vegetation reduce sensitivity within parts of the site and provide some opportunity for redevelopment or conversion, the site nevertheless forms part of the rural setting of Kemble and contributes to the perception of separation between the main settlement and the detached residential development associated with Clayfurlong Farm and the converted barns to the north. Development of the site would extend built form into a currently undeveloped area and would reduce the openness that contributes to the rural approach to Kemble along the A429. The site also forms part of an important transition between the settlement edge and the surrounding agricultural landscape. Development could increase the perception of coalescence between the detached development to the north and the main settlement to the south, eroding the existing green gap and weakening the distinction between these areas. The mature vegetation, existing agricultural structures and previously developed elements of the site reduce sensitivity when compared with an undeveloped greenfield site. However, the site's location within the Kemble and Ewen Special Landscape Area, its contribution to local landscape character, the presence of a PRoW and its role in the setting of nearby heritage assets all contribute to an overall Medium-High landscape sensitivity.	
Landscape Context:	
National Character Area:	National Character Area 107: Cotswolds

Landscape Character Type:	Landscape Character Type: Dip Slope Lowland
Landscape Character Area:	Landscape Character Area: TV3A Kemble Dipslope
Historic Landscape Character:	-

Constraints/Designations:

Landscape: Located within the Kemble & Ewen Special Landscape Area (SLA)

Historic: No Listed Buildings within the parcel. Clayfurlong House and two adjoining barns are listed and present to the north-west and north of parcel K6A. Parcel not within a Conservation Area.

Biodiversity: The site is not located within an area covered by a formal nature conservation designation. However, parts of the site are identified as being a Great Crested Newt red zone and a Great Crested Newt amber zone. There is also Priority Habitat (deciduous woodland) located around 120m to the north of the site, forming a wildlife corridor along both the course of the River Thames and the disused railway line embankment.

The Dutch barns have potential to accommodate protected species, such as Barn Owls and nesting swallows (both of which are known to reside in the area). Previous surveys identified the barns as having low potential for roosting bats, although the surrounding vegetation has potential to support foraging bats. The vegetation is also suitable habitat for nesting birds and feeding birds.

K6A contains a significant number of mature deciduous trees, mostly Ash, Oak and Sycamore. It is anticipated that the barns within K6A could be converted without harming trees.

Other (floodplain, PRoWS): No TPO present within the parcel. Kemble Footpath 11 crosses the south-western corner of the site.

Site Reference: K7A and K7B	**Settlement:** Kemble

Description:

The site forms part of Cotswold Airport, located between the A429 and Haresdown Hill (A433), in a relatively isolated position removed from any nearby settlement. It comprises large expanses of hard surfacing, grassland, and airfield infrastructure (including the Grade II Listed Hangars), characteristic of an operational airport landscape. The topography is flat and open, with runways, hangars and associated aviation infrastructure defining its appearance and land use.

The site is partly visible from the surrounding road network, particularly from the A429 and A433, where glimpsed and filtered views are possible through breaks in roadside vegetation. However, public access is otherwise very limited and there are no PRoWs within or immediately adjoining the airport.

The landform is generally level, reflecting its engineered function as an airfield, and contrasts with the more undulating agricultural landscape typical of the surrounding area. Vegetation is sparse, with managed grass areas and isolated trees providing limited natural cover. The open character and large scale create a strong sense of exposure, typical of airport environments.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

The site is a large, flat and highly engineered landscape associated with Cotswold Airport, where character is strongly influenced by extensive hard infrastructure, grassland and aviation-related uses. As such, susceptibility to change within the site itself is moderated by its already modified landform and developed context.

However, sensitivity is increased by the site's relationship with the Kemble and Ewen Special Landscape Area immediately beyond the northern boundary, where a more open and rural landscape character is experienced. Development within Site K7 therefore has the potential to affect the setting of this locally valued landscape through increased visual massing or outward spread of built form.

In addition, the presence of the Grade II listed Type E Hangars (Site C) and Type D Hangars (Site D) introduces a historic dimension to the site, with these structures forming distinctive heritage assets associated with the former RAF airfield. While the wider site has limited historic character, changes that affect the setting and appreciation of these listed buildings would be perceptible and require careful consideration.

Overall, the site's Medium landscape sensitivity reflects the balance between its developed and functional airport character and its proximity to a valued landscape designation and heritage assets. This reinforces the importance of maintaining a contained form of development and avoiding encroachment that could adversely affect the surrounding rural landscape or the setting of listed structures.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip Slope Lowland LCT
Landscape Character Area:	TV1A – Kemble Dip Slope
Historic Landscape Character:	Partly within I2 - Military site Active 20th century military site
Constraints/Designations:	
Landscape: Kemble and Ewen Special Landscape Area to the north Historic: Type E Hangars, Site C Grade: II List Entry Number: 1393342 and Type D Hangars, Site D Grade: II List Entry Number: 1393315 Biodiversity: Grassland and scattered vegetation provide some ecological value Other (floodplain, PRoWS): No PRoWs within or adjacent to the site. Outside Flood Zones 2 and 3	

Site Reference: K9, K12, K13A and K13B	**Settlement: Kemble**
Description: The combined parcels lie to the west, south-west and south of Kemble, predominantly on the western side of the railway line, with the smaller parcel K9 positioned to the east. The land is agricultural in character and defined by mature hedgerows and hedgerow trees, forming part of the wider rural framework that surrounds the village. K9 is a smaller parcel located east of the railway, adjoining agricultural buildings to the north and falling gently southwards. Filtered views of the All Saints Church (Grade II*, List Entry 1089285) are available, reinforcing its relationship with the historic core. K12 is the largest parcel and occupies open agricultural land south-west of the railway. It adjoins an existing tree belt with residential properties beyond and includes deciduous woodland Priority Habitat to its western edge, which connects into the wider hedgerow network. K13a and K13b lie west of Kemble Station car park, beyond a hedgerow and tree boundary, and forms part of a larger arable field within the setting of the station. Kemble's built form is largely concentrated east of the station, with only isolated barns and agricultural plots to the west. K12, K13a and K13B are therefore the most visually exposed and form a significant component of the settlement's countryside setting. PRoW Footpath 8 runs along a surfaced access lane between K9 and K12, offering filtered views through gaps in the hedgerow. While the Conservation Area is not directly adjacent to K12 and K9, K13a adjoins Kemble Station Conservation Area to the north-east. Home Farmhouse (Grade II, List Entry 1089286) and other listed buildings contribute to the historic context. The parcels lie outside Flood Zones 2 and 3. The sites fall within the Dip-Slope Lowland Landscape Character Type, specifically the TV3A Kemble Dip Slope Landscape Character Area. Historic Landscape Character differs slightly across the parcels, with K13a and K13b identified as A2 – Former unenclosed cultivation now enclosed, and K9 and K12 as B3 – Former open common land used as long-term pasture, now enclosed. K9, K13a and K13b also fall within the Kemble & Ewen Special Landscape Area, recognising their contribution to the locally valued landscape setting and open countryside framework around the settlement.	
Landscape Sensitivity:	**Landscape Sensitivity:**
Evaluation:	**MEDIUM-HIGH TO HIGH SENSITIVITY**
Justification: K9, K12 and K13a collectively form a substantial part of the western and southern countryside setting of Kemble. While K9 is smaller and more closely associated with existing agricultural buildings and the existing settlement edge, K12 and K13a	

occupy more exposed land that reinforces the separation between the compact eastern settlement and the wider rural dip-slope landscape. Development would extend built form beyond the established pattern, particularly west of the station where settlement currently remains limited.

The inclusion of K9, K13a and K13b within the Kemble & Ewen Special Landscape Area elevates their landscape value and highlights their role in maintaining the openness and character of the surrounding countryside. Although the parcels are enclosed by hedgerows and partly filtered in views, their scale, openness and relationship to heritage assets such as All Saints Church, Kemble Station Conservation Area and Home Farmhouse increase susceptibility. Taken together, the physical prominence, settlement-edge role and landscape designation support an overall judgement of Medium–High for K12 and K9 to High landscape sensitivity for K13a and K13b.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Dip Slope Lowland
Landscape Character Area:	TV3A Kemble Dip Slope
Historic Landscape Character:	K13a – A2 Former unenclosed cultivation now enclosed K9 and K12 – B3 Former open common land used as long-term pasture, now enclosed

Constraints/Designations:
Landscape: K9, K13a and K13b are within the Kemble and Ewen Special Landscape Area.
Historic: Setting of All Saints Church (Grade II*, List Entry 1089285) and other listed buildings such as Home Farmhouse (Grade II, List Entry 1089286). K13A adjoins the Kemble Station Conservation Area.
Biodiversity: Hedgerows, tree belts and Priority Habitat Deciduous Woodland adjacent to K12

Other (floodplain, PRoWS): PRoW Footpath 8 runs between K9 and K12. Outside Flood Zones 2 and 3.

Site Reference: K15	**Settlement: Kemble**
Description: K15 is located to the south of the A429 and wraps around the northern and western extent of Kemble Wood, an area of ancient woodland that forms a strong landscape feature within the wider dip-slope setting. The site is relatively flat and comprises agricultural land bound by a fragmented hedgerow and tree belt along the boundary of the A429, with notable gaps and a layby creating visual openings into the parcel. The woodland forms a well-defined and valuable feature to the site's eastern and southern extents, contributing significant natural structure. The south-western boundary is more open, defined by an access lane and the wider countryside beyond, reinforcing the site's rural character and visual links. To the north lies Cotswold Airport, which, although situated in open countryside, introduces large-scale infrastructure, buildings and engineered elements into the broader landscape context. The site lies within the Dip-Slope Lowland Landscape Character Type, specifically the TV3A Kemble Dip Slope Landscape Character Area. It reflects Historic Landscape Character type A2 – Former unenclosed cultivation now enclosed, with less irregular enclosure patterns partly reflecting earlier unenclosed cultivation. The site is not within a flood zone and there are no PRoWs crossing or directly adjoining it.	
Evaluation:	**MEDIUM SENSITIVITY**
Justification: K15 occupies a rural parcel within the Kemble Dip Slope landscape and is strongly influenced by the presence of Kemble Wood, which elevates natural character and ecological value. The agricultural land itself is relatively simple in structure and topography, with a fragmented roadside boundary that reduces enclosure. While development would alter the relationship between open farmland and ancient woodland and introduce built form into countryside, the wider landscape is already influenced by Cotswold Airport and the A429 corridor. The absence of PRoWs and flood risk reduces recreational and environmental constraints, and historic character is limited, On balance, although the woodland context and open south-western edge increase susceptibility, the combination of relatively flat landform, limited recreational access, and an already influenced wider setting supports an overall judgement of Medium landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales

Landscape Character Type:	Dip Slope Lowland
Landscape Character Area:	TV3A Kemble Dip Slope
Historic Landscape Character:	A2 Former unenclosed cultivation – now enclosed
Constraints/Designations: Landscape: Setting of SLA Historic: Within the setting of the airfield and its Grade II Listed Type D Hangars (List Entry 1393315). Biodiversity: Ancient woodland (Priority Habitat) and hedgerows Other (floodplain, PRoWS): No PRoWs. Outside Flood Zones 2 and 3.	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 21 - Kempsford

COTSWOLD
District Council

Settlement character

1.1 Kempsford is a historic linear village located within the Upper Thames Valley, approximately 4km south-east of Fairford. The settlement is focused around the crossing of the River Thames and its associated watercourses and occupies a relatively low-lying position within the broad floodplain landscape.

1.2 The village is characterised by a strong historic core centred on St Mary's Church, Kempsford Manor and a collection of traditional limestone buildings. Development extends along the principal routes through the village, creating a predominantly linear settlement pattern with occasional clusters of more recent residential development.

1.3 The historic relationship between the village, the River Thames, surrounding floodplain pastures and agricultural landscape remains evident and contributes significantly to local distinctiveness. Mature trees, watercourses, hedgerows and areas of pasture provide an attractive green framework throughout the settlement.

1.4 Whilst some modern development has occurred on the village edges, Kempsford retains a strongly rural character with a clear distinction between the settlement and the surrounding countryside.

Landscape character

1.5 Kempsford lies within the Cotswolds National Character Area 108: Upper Thames Clay Vales and falls within the River Basin Lowland Landscape Character Type, specifically Landscape Character Area TV1C: Fairford and Lechlade.

1.6 This landscape is characterised by a broad, flat and low-lying river basin associated with the River Thames and its tributaries. The landscape comprises a mosaic of pasture, arable farmland, riparian vegetation, drainage channels, mature hedgerows and scattered woodland.

1.7 The area possesses a relatively open character with extensive views across the floodplain. Mature trees associated with watercourses, settlements and historic estates provide important vertical structure within the landscape. Water is a defining characteristic, with rivers, streams, ditches and floodplain features contributing significantly to landscape character.

1.8 Settlement is generally concentrated within villages located on slightly elevated ground adjacent to the floodplain, with Kempsford forming one of the principal historic settlements within the character area.

Relationship of the settlement with the surrounding landscape

1.9 The settlement has the following key relationships with the surrounding landscape:

Positive

- The village maintains a strong historic and physical relationship with the River Thames and the surrounding floodplain landscape.
- Mature trees, hedgerows, watercourses and areas of pasture provide a well-developed landscape framework which integrates the settlement into the surrounding countryside.
- The historic core forms an attractive focal point within the wider landscape and contributes significantly to local distinctiveness.
- The surrounding agricultural landscape provides an important rural setting and helps maintain separation from neighbouring settlements.
- Views into and out of the settlement are generally softened by vegetation and the relatively low profile of development.

Negative

- Modern edge-of-settlement development has locally weakened the transition between village and countryside.
- Some settlement edges are visually exposed due to the flat and open nature of the surrounding landscape.
- The introduction of suburban boundary treatments, domestic planting and associated infrastructure has resulted in some localised erosion of rural character.

Landscape sensitivity considerations

1.10 Kempsford exhibits generally high landscape sensitivity due to its location within the Upper Thames floodplain and the strong relationship between the settlement, the river corridor and the surrounding agricultural landscape.

1.11 The open and relatively flat nature of the landscape means that development on the settlement edge can be visible across a wide area and has the potential to affect the rural character of the floodplain. The village's historic core, church,

mature trees and river corridor form key components of local character and are particularly sensitive to change.

1.12 Areas adjacent to the River Thames and associated floodplain landscapes are highly sensitive due to their ecological, visual and cultural importance. Development within these areas could adversely affect the character of the river corridor and its contribution to the setting of the village.

1.13 The undeveloped countryside surrounding Kempsford plays an important role in maintaining the settlement's rural character and preventing coalescence with nearby settlements and dispersed development.

1.14 Limited opportunities may exist for small-scale development where proposals are well related to the existing built form, avoid visually prominent locations and retain the characteristic landscape structure of the area.

Constraints to be taken into account

1.15 The constraints are shown on Figure A2 and are summarised below:

- River Thames and associated river corridors.
- Flood Zones and functional floodplain.
- St Mary's Church and other listed buildings.
- Conservation Area.

Areas where development is not suitable

1.16 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Land within the functional floodplain and areas at significant risk of flooding.
- Areas immediately adjoining the River Thames and associated watercourses.
- Open floodplain landscapes which contribute to the rural setting of the village.
- Areas which would adversely affect the setting of heritage assets, including the Conservation Area and St Mary's Church.

Areas for environmental improvement

1.17 The following environmental improvements are suggested:

- Enhancement of riparian habitats along the River Thames and associated watercourses.

- Restoration and reinforcement of hedgerow networks and field boundaries.

- Strengthening of landscape structure along settlement edges through native planting.

- Conservation of historic landscape features and traditional boundary treatments.

Figure A1: Context and Landscape Character Types and Areas



Figure A2: Development Sites, Constraints and Designations



Stage 2 Assessments

Site Reference: R202 and R202A **Settlement:** Kempsford

Description:

Sites R202 and R202A comprise a large area of land located on the south-eastern edge of Kempsford, to the south of the High Street. The combined site includes grassed paddocks associated with equestrian uses, agricultural buildings and associated hardstanding, an arable field extending further east, and an area of woodland. Together, these land parcels form a substantial area of countryside beyond the established settlement edge.

The western part of the site comprises paddocks enclosed by deciduous hedgerows along the roadside frontage. Mature mixed-species trees along the southern boundary contribute positively to landscape structure and provide some screening in relation to the cemetery to the south-west. Agricultural buildings and associated hardstanding occupy the central part of the site, reflecting its ongoing agricultural and equestrian use.

The eastern part of the site comprises a large arable field which extends significantly further into the surrounding countryside and has a much weaker relationship with the existing built form of Kempsford. An area of woodland further contributes to the site's rural character and ecological value.

The site lies adjacent to the Kempsford Conservation Area and forms part of the wider setting of several important heritage assets. Views towards the Church of St Mary the Virgin (List Entry: 1089451) are available from parts of the site and surrounding landscape. The site also adjoins Manor Farm Barns (List Entry: 1341305), with the open agricultural landscape contributing positively to their rural setting.

The agricultural buildings, hardstanding and eastern arable field are visible from sections of the Thames Walk to the south, increasing the visual sensitivity of the site and the potential for development to be experienced by recreational users within the wider landscape.

The site lies within the Cotswold Water Park, although no lakes associated with the Water Park occur in close proximity. It lies within National Character Area 108 – Upper Thames Clay Vales, within the River Basin Lowland Landscape Character Type and TV1C Fairford and Lechlade Landscape Character Area. Historically, the site lies within Historic Landscape Character Type A3m – Former unenclosed cultivation now enclosed, characterised by regular organised enclosure patterns that ignore former unenclosed cultivation patterns and occurring within an area of rich wet grassland.

The site lies outside Flood Zones 2 and 3. There are no PRoWs crossing the site itself, although the Thames Walk to the south experiences views towards parts of the site.

Evaluation:	**MEDIUM-HIGH TO HIGH SENSITIVITY**

Justification:

The site occupies a large area of land on the south-eastern edge of Kempsford comprising equestrian paddocks, agricultural buildings and associated hardstanding, an arable field to the east, and an area of woodland. Whilst parts of the site are associated with existing agricultural and equestrian activity, the overall site extends well beyond the established settlement edge and forms part of the wider rural landscape surrounding the village.

Historic character and setting are particularly important considerations. The site adjoins the Kempsford Conservation Area and contributes to the setting of both Church of St Mary the Virgin and Manor Farm Barns. The open agricultural character, paddocks and fields form part of the wider rural setting within which these heritage assets are experienced.

The western part of the site, comprising the paddocks closest to the village, is influenced to some extent by existing agricultural buildings, equestrian uses and nearby development. Whilst development would still appear detached from the main built form of the settlement, these existing influences reduce sensitivity slightly, resulting in an overall Medium-High sensitivity judgement.

In contrast, the eastern arable field extends further into the countryside and has a much weaker relationship with the existing settlement. Development in this location would represent a significant encroachment into the rural landscape and would appear markedly disconnected from the established settlement pattern. The field retains a strong agricultural character and contributes to the openness and rural setting of Kempsford.

The agricultural buildings, hardstanding and eastern field are also visible from sections of the Thames Walk to the south. This increases visual sensitivity and the likelihood that development would be experienced by recreational receptors within the wider landscape. Although boundary vegetation and mature trees provide some enclosure in places, the eastern extent of the site remains visually and spatially associated with the surrounding countryside.

The woodland area contributes positively to landscape structure, biodiversity and the rural character of the site, further reinforcing its role as part of the wider countryside rather than the settlement.

Whilst the site lies within the Cotswold Water Park, it lacks the characteristic lake features associated with other parts of the Water Park and instead exhibits a more traditional agricultural and pastoral landscape character reflective of the wider Upper Thames Clay Vales.

Overall, the western paddock areas are considered to be of Medium-High landscape sensitivity due to their relationship with existing agricultural development and equestrian uses. However, sensitivity increases eastwards to High where the arable field and associated agricultural land extend further from the settlement, contribute more strongly to the wider rural landscape and heritage setting, and are more readily experienced from the Thames Walk and surrounding countryside.	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C Fairford and Lechlade
Historic Landscape Character:	A3m – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: Located within the Cotswold Water Park Historic: Adjacent to Kempsford Conservation Area. Views towards Church of St Mary the Virgin (List Entry: 1089451). Adjacent to Manor Farm Barns (List Entry: 1341305) Biodiversity: Deciduous hedgerows and mature mixed-species trees along site boundaries. Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. No PRoWs cross the site. The Thames Walk to the south experiences views towards the agricultural buildings and eastern arable field.	

Site Reference: R203A, R203B, R203C	**Settlement:** Kempsford
Description: R203A, R203B and R203C comprise three agricultural field parcels located to the north-east of Kempsford and to the east of the RAF Fairford grounds. The site is relatively flat and characterised by arable fields separated by mature and well-defined hedgerows which provide strong field boundaries and landscape structure. Whelford Road runs along the western boundary of two of the parcels, where a roadside hedgerow provides some enclosure. However, views into the site are possible through occasional gaps and access points. The southern parcel differs slightly in character as it is enclosed on three sides by existing residential development on the northern edge of Kempsford, with a tree belt forming part of the northern boundary of this field. The parcels are located within the Cotswold Water Park landscape. Kempsford Conservation Area lies beyond the southern boundary of the site, and part of the parcels fall within the wider setting of Tuckwell House (Grade II Listed, List Entry: 1155546). The site lies outside Flood Zones 2 and 3 and there are no PRoWs running through the parcels. Public visibility is therefore largely limited to views from Whelford Road, with the majority of visual receptors being adjacent residential properties. Although RAF Fairford lies immediately to the west and introduces large-scale infrastructure into the wider landscape context, development of the parcels would extend residential development further north of Kempsford, which would be somewhat incongruous with the existing settlement pattern. The site lies within NCA 108 – Upper Thames Clay Vales, within the River Basin Lowland Landscape Character Type and the TV1C Fairford and Lechlade Landscape Character Area.	
Evaluation:	**MEDIUM TO MEDIUM-LOW SENSITIVITY**
Justification: The parcels form part of the agricultural landscape on the north-eastern edge of Kempsford, although their relationship with the existing settlement varies. The southern parcel (R203C) is more closely associated with the existing settlement edge, being enclosed on three sides by residential development. Development within this field would represent a contained extension of the village and is therefore considered to have Medium landscape sensitivity. The northern parcels (R203A and R203B) form part of the wider agricultural landscape beyond the established settlement edge. While defined by strong hedgerows, these	

parcels remain visually and spatially associated with the surrounding countryside. Development here would extend built form further north and would be somewhat incongruous with the existing settlement pattern.

Therefore, due to the relatively simple agricultural character, limited public visibility and the influence of RAF Fairford within the wider landscape the overall sensitivity is Medium-Low to the south, rising to Medium to the north as it extends beyond the settlement edge.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C Fairford and Lechlade
Historic Landscape Character:	R203B and R203C A3m – Former unenclosed cultivation now enclosed R203A G4 – Towns, villages and hamlets

Constraints/Designations:
Landscape: Located within the Cotswold Water Park
Historic: Within the wider setting of Tuckwell House (Grade II Listed, List Entry: 1155546).
Kempsford Conservation Area located beyond the southern boundary.
Biodiversity: Mature hedgerows forming strong field boundaries and tree belt along the northern boundary of the southern parcel.
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. No PRoWs cross the site.

Site Reference: R204	**Settlement:** Kempsford

Description:

Site R204 is located along the southern edge of Kempsford, to the south of development along the High Street. The site lies within the Cotswold Water Park landscape and forms part of the lowland landscape associated with the River Thames corridor, which lies beyond the southern boundary of the site.

The site is heavily vegetated and identified as Priority Habitat deciduous woodland, contributing strongly to local landscape character, biodiversity value and the verdant setting of the settlement edge. The dense vegetation creates a relatively enclosed and tranquil character distinct from the surrounding settlement and agricultural landscape.

The site lies within the Kempsford Conservation Area and is associated with Paradise Farm (List Entry: 1089455), which adjoins the site to the north. The woodland character and undeveloped nature of the site contribute positively to the historic setting of the farmstead, the old Thames and Severn canal along the southern boundary of the site and the wider historic village edge.

The site lies within National Character Area 108 – Upper Thames Clay Vales, within the River Basin Lowland Landscape Character Type and TV1C Fairford and Lechlade Landscape Character Area. Historically, the site lies within Historic Landscape Character Type D1A – Riverine pasture, probably used as meadows, now largely enclosed and derived from former unenclosed cultivation.

Evaluation:	**HIGH SENSITIVITY**

Justification:

The site forms an important and sensitive component of the southern edge of Kempsford, contributing significantly to the verdant landscape setting of the village within the Cotswold Water Park and wider Upper Thames lowland landscape.

Natural character is a particularly important consideration in relation to this site. The Priority Habitat deciduous woodland contributes substantially to biodiversity value and the wooded character of the settlement edge. The mature vegetated nature of the site creates a distinct sense of enclosure and tranquillity that contrasts with the adjacent built development to the north.

The site also has historic sensitivity due to its location within the Kempsford Conservation Area and its relationship with Paradise Farm Listed Building. The undeveloped and wooded character of the site forms part of the historic rural setting and contributes positively to the appreciation of the historic settlement and canal edge.

Although physically adjoining existing development, the site does not read as part of the developed settlement due to its dense vegetation cover and association with the

wider River Thames corridor landscape beyond. Development within the site would therefore result in the loss of a distinctive and sensitive woodland landscape and erode the separation between the settlement and surrounding riverine landscape.

Whilst wider public visibility and recreational access are relatively limited due to the enclosed nature of the site and absence of nearby PRoWs, the combination of high ecological value, historic importance and contribution to settlement setting results in an overall judgement of High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C Fairford and Lechlade
Historic Landscape Character:	D1A – Riverine pasture, probably used as meadows

Constraints/Designations:
Landscape: Located within the Cotswold Water Park
Historic: Located within Kempsford Conservation Area and associated with Paradise Farm (List Entry: 1089455)
Biodiversity: Priority Habitat: Deciduous Woodland
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. No PRoWs cross the site or occur within close proximity.

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 22 – Lechlade-on-Thames

COTSWOLD
District Council

Settlement character

1.1 Lechlade-on-Thames is located in the south eastern corner of the district where the A361 and the A417 cross 12 miles east of Cirencester shown by Figure L1. To the south of the town are the Thames and the Coln rivers. The present town has grown since the early Thirteenth Century following the building of St Johns Bridge which carried the road to London over the Thames. In the Sixteenth Century the town was the upper limit of navigation of the Thames.

1.2 The historic core of the town is located around Market Place, High Street, Burford Street, Sherborne Street and St John's Street. The main focus of the town is St Lawrence's Church which is also a major landmark on the floodplain of the Thames.

1.3 Most of the expansion of Lechlade-on-Thames has occurred to the north of the historic core and west of the A361; modern housing estates extend almost 2km as far as Horseshoe lake, a disused gravel working which provides a limit to further northwards expansion. 20c development south of Hambidge lane provides a particularly noticeable edge in the relatively open landscape.

1.4 Further development to the west is more piecemeal although a new roundabout has been located on the A417, ostensibly to access development. A garden centre to the west helps screen this edge of town from the wider landscape.

Landscape character

1.5 Lechlade-on-Thames lies within National Landscape Character Area 108, Upper Thames Clay Vales. The county assessment places the settlement within the River Basin Lowland landscape type and the Fairford and Lechlade LCA. The Cornbrash Lowlands rise gently to the north west.

1.6 Geologically, the area consists of sands and gravels on upper Jurassic clays. Most of the area is virtually flat although there is a minor rise to north east. To the south of the town lies the floodplain of the Thames with pasture land, low hedges and ditches with pollarded willows along the river bank in places. There are important views along the valley floor to the church, and this is one of the defining images of the town. The prominent Shelley's Walk, lined with a dense hedge and trees extends from the meadows south east of the town towards the Trout Inn. The Thames is well used for pleasure boating and the quay, pub and marina on the southern edge of the settlement form a strong leisure focus.

1.7 On the eastern and western edges of the town the landscape is dominated by arable agriculture with large fields. These fields extend right up to the edge of development. Approaching from Quenington there are clear views of the town across the fields. North east of the historic core of the town is the imposing Lechlade Manor which is set in parkland with large mature trees and mature boundary planting. Some limited housing development is currently taking place within the parkland, but this is unlikely to significantly adversely affect its character.

1.8 Immediately to the north is a large water body known as Horseshoe Lake which is fringed with riparian vegetation. This creates a northern limit to the development.

Relationship of the settlement with the surrounding landscape

The settlement has the following key relationships with the surrounding landscape:

Positive

- The relationship of the town and the church to the river, its corridor and undeveloped floodplain creates the essential setting of Lechlade-on-Thames. The town has a visually permeable edge with a substantial amount of trees and vegetation which ensure that it visually integrates with the floodplain landscape whilst accommodating leisure uses
- The slightly rising parkland landscape to the north east around and focussed on Lechlade Manor provides a positive historic landscape on the A417 eastern approaches.
- The A417 approach to the town from the west through Downington has attractive townscape qualities through the linear historic development of widely spaced houses and buildings, some listed, in large established and well vegetated plots.

Negative

- Modern development to the north of the town centre and west of the A361 has grown as a series of individual incremental developments accessed off the main road. These are generally not well integrated with the surrounding landscape and create a stark western edge to the town.
- The suburban character of the northern approach to the town centre detracts from the distinctive character of the settlement.

Landscape sensitivity considerations

1.9 The river meadows surrounding the town south of the A417 are important remnants of the area's historic landscape character given the amount of sand and gravel extraction that has occurred in the Thames Valley. They are also of key importance to the setting of the town allowing views to the spire and a setting for leisure and recreation including the Thames itself and the Thames Path. Therefore, this area should be protected.

1.10 The character of the parkland around Lechlade Manor is still distinctive complementing the listed building and should also be protected. However, the arable land to the north east and west of the town is widespread locally and has fewer limiting factors.

1.11 The ability of the landscape to accommodate further development is very limited south of the town, partially because of its intrinsic scale and character of the river and its corridor, but primarily because of the potential impact on the essential relationship between the settlement and the landscape. The landscape surrounding Lechlade Manor is also constrained in its ability to accept further development. To the north east and west the landscape is larger scale, enclosed in parts, and less sensitive visually. Consequently, it is more capable of accommodating development.

Constraints to be taken into account

1.12 The constraints are shown on Figure L2 and are summarised below:

- Conservation Area
- Historic Garden around St Lawrence's Church
- Extensive Scheduled Monuments to the west of the town
- Listed buildings and their settings including the church and Lechlade Manor.
- Thames Path running along the river to the south
- The floodplain of the Thames and Coln · Waterbodies north of the town.

Areas where development is not suitable

1.13 Areas where development is not suitable in accordance with the criteria set out Section 2.0 are as follows:

- The river and associated meadows to the south of the town because of their high visibility and importance to the town's and river's landscape setting.
- The grounds and associated parkland of Lechlade Manor because of their local significance as parkland contributing to the town's character.

Suggested environmental improvements

1.14 Opportunities for environmental improvement are limited. However, a key area where there is substantial potential for improvement is around the western edge of the town. There should be some discussion with landowners to identify potential for planting to help integrate the harsh edge of development into the landscape.

Figure A1: Context and Landscape Character Types and Areas

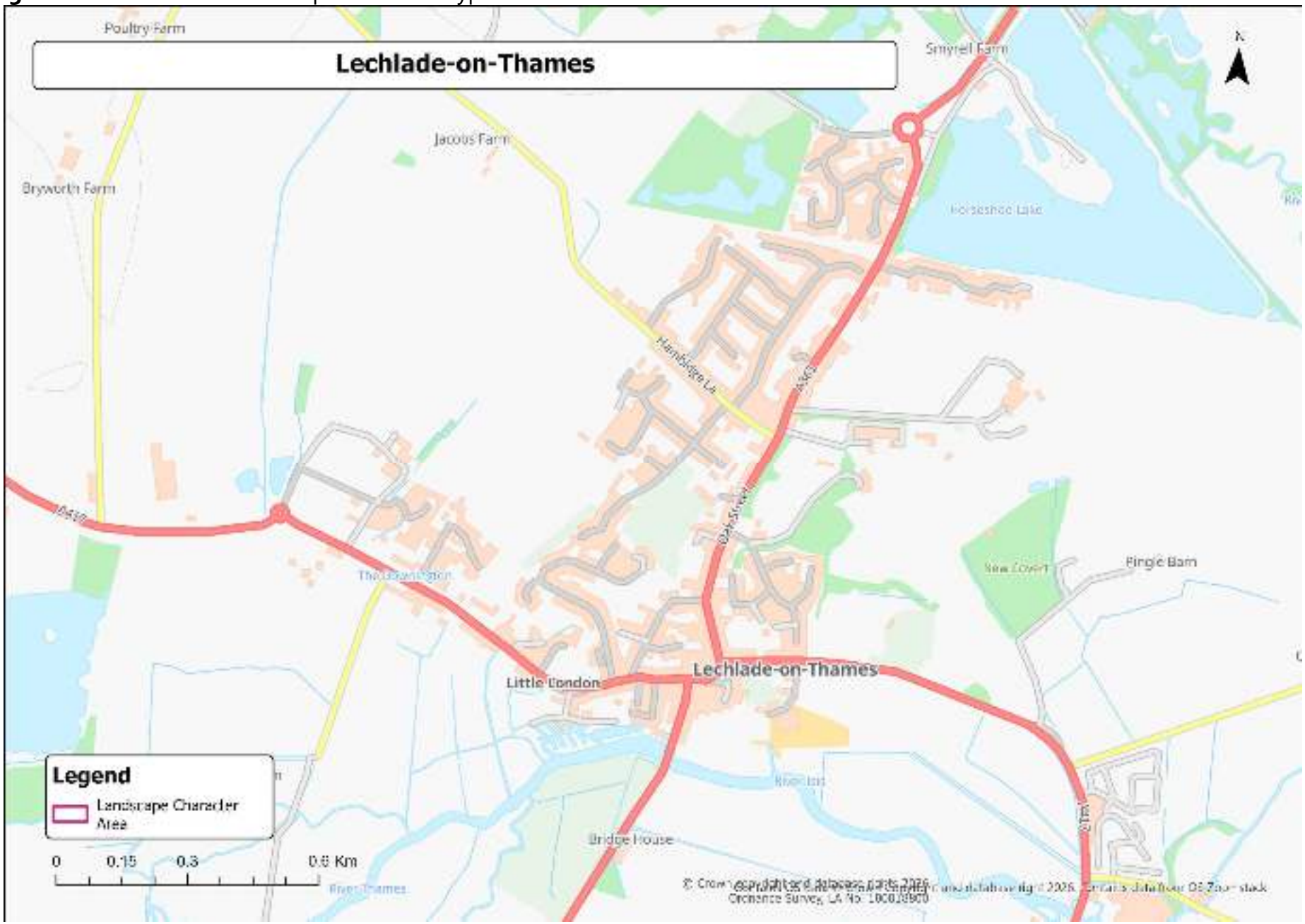
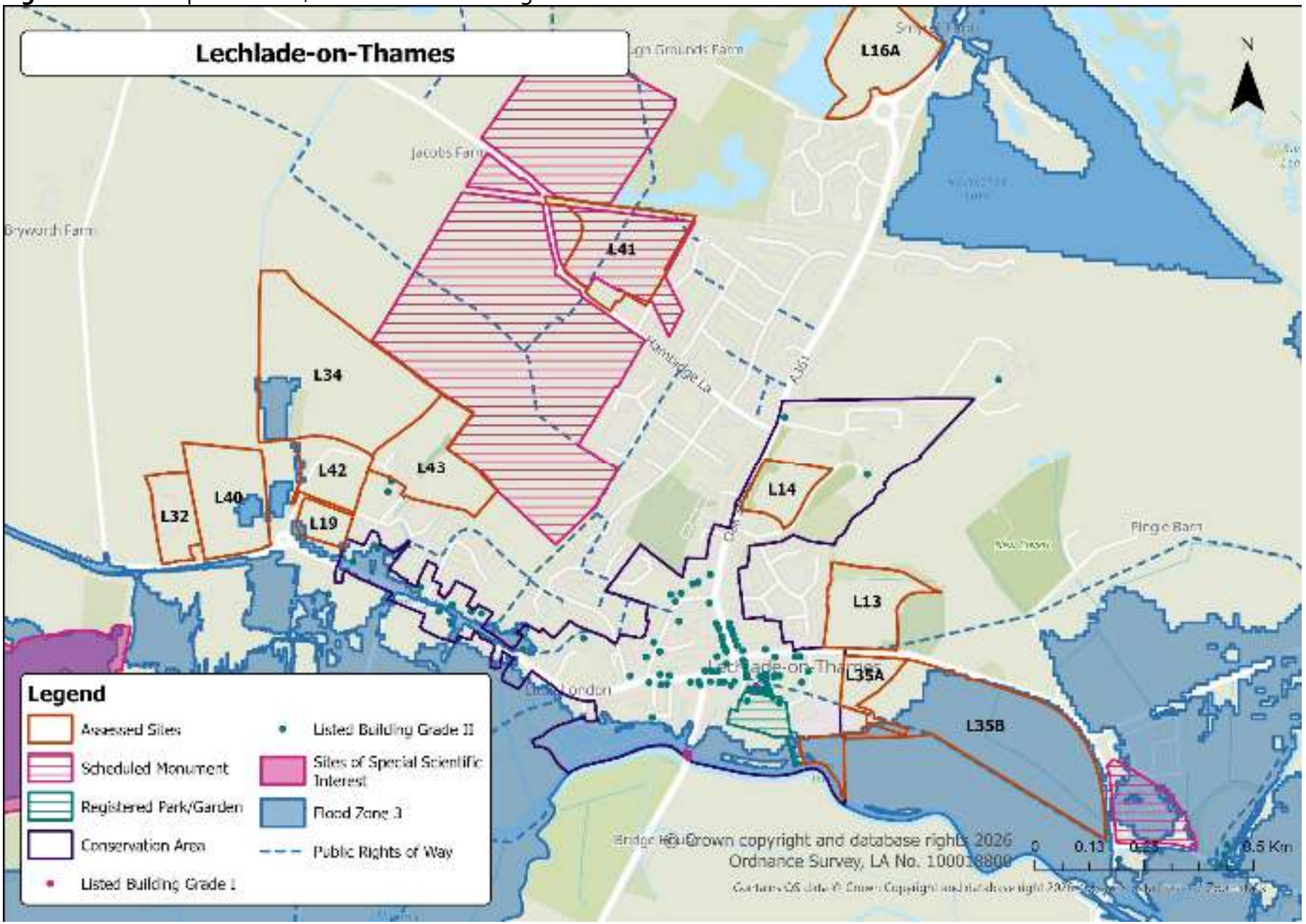


Figure A2: Development Sites, Constraints and Designations



Stage 2 Assessments

Site Reference: L13	**Settlement:**	**Lechlade**

Description

The site is located on the eastern edge of Lechlade and comprises a substantial area of low-lying pastoral parkland associated with Lechlade Manor. The land forms part of a larger, apparently unimproved pasture field characterised by specimen trees and an open estate landscape extending northwards towards the Manor House.

The western boundary adjoins a modern residential estate separated by a ditch, whilst the southern boundary fronts the A417, where a stone wall and mature avenue of trees create a distinctive and attractive approach into the town. To the east lies a cricket ground and clubhouse which sit comfortably within the wider parkland setting. The site is highly visible from the A417 and from surrounding public footpaths, where views are experienced in the context of the wider estate landscape, Lechlade Manor and the church spire.

The site makes an important contribution to the rural setting of the settlement and forms part of a distinctive area of historic parkland that provides an attractive transition between the built-up edge of Lechlade and the surrounding Thames Valley landscape.

Evaluation:	**HIGH SENSITIVITY**

Justification:

The site forms an integral role within the historic parkland landscape associated with Lechlade Manor and its contribution to the eastern setting of the settlement. The open pastoral character, specimen trees and estate features create a landscape of considerable local distinctiveness that would be fundamentally altered by development.

The site is prominent in views from the A417, adjacent public rights of way and the wider surrounding landscape. Development would introduce built form into an area currently characterised by openness and would create a substantial extension of the settlement eastwards, resulting in the loss of a significant area of parkland and the erosion of the rural approach to Lechlade. The existing settlement edge is currently softened by mature vegetation and appears relatively recessive within the landscape. Development would disrupt this relationship and create a more visually intrusive and urbanised edge.

The site also forms part of the setting of the Grade II listed Lechlade Manor, with the open parkland providing an important visual and historic relationship between the Manor and its surrounding landscape. Development would adversely affect the appreciation of the Manor within its designed landscape setting and diminish the contribution of the parkland to local character.

The stone wall and mature trees along the A417 are important landscape features that reinforce the estate character and contribute positively to the approach into Lechlade.

Whilst retention of these features would be essential, they would not overcome the fundamental adverse effects arising from the loss of parkland character and encroachment of development into this highly sensitive landscape.

Overall, the site is considered highly sensitive to development due to its landscape, visual and historic functions and is not considered suitable for significant residential expansion.

Landscape Context:	
National Character Area:	Thames and Avon Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	Fairford and Lechlade
Historic Landscape Character:	Surviving post-medieval designed ornamental landscape

Constraints/Designations:

Landscape: none

Historic: Listed Lechlade Manor lies to the north. Lechlade Conservation Area lies to the south west.

Biodiversity: none

Other (floodplain, PROWs): PRoW located adjacent to and crossing parts of the site,

Site Reference: L14	**Settlement: Lechlade**

Description:

The site lies to the east of Oak Street, the principal north–south route through Lechlade, and forms part of the wider grounds of Lechlade Manor, which includes the Convent of St Clotilde (Grade II, List Entry 1303277). The site also lies within the Lechlade Conservation Area and is in close proximity to Manor Lodge (Grade II, List Entry 1155614) located immediately to the north. Together, these features contribute to a well-preserved historic and parkland setting at the eastern approach to the settlement.

The land is characterised by grassland with mature trees and ornamental planting typical of a post-medieval designed landscape. The southern part of the site comprises deciduous woodland (designated as Priority Habitat) that provides a sense of enclosure and ecological value. A strong tree belt and stone wall run along the roadside (eastern boundary), filtering views into the site and reinforcing its parkland setting. There is no public access within the site, and it is generally experienced from the adjacent road and within the Conservation Area.

The site lies within National Character Area 108 – Upper Thames Clay Vales, within the River Basin Clay Vale Landscape Character Type, and at a local level forms part of the Fairford and Lechlade Settled Wetlands Landscape Character Area. The landform is relatively flat and consistent with the surrounding landscape, with mature vegetation providing a strong visual framework.

Historically, the site falls within Historic Landscape Type F1 – Post-medieval designed ornamental landscape (Surviving post-medieval designed ornamental landscape), reflecting its origins as part of the designed grounds associated with Lechlade Manor.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site forms part of the historic parkland setting of Lechlade Manor, lying within the Lechlade Conservation Area and closely associated with two Grade II listed buildings. Its mature tree cover, woodland, and open grassland are integral to the area's historic landscape structure and contribute to the visual and experiential qualities that define this part of Lechlade. The Historic Landscape Type F1 – Post-medieval designed ornamental landscape emphasises its significance as a surviving example of designed estate grounds.

Although public access is limited, the site contributes substantially to the town's character, heritage setting, and sense of enclosure along Oak Street. The strong vegetative framework, stone boundary wall, and woodland structure limit wider visibility but reinforce the site's parkland quality. Development would risk eroding the integrity of the designed landscape, diminishing the setting of heritage assets and the Conservation Area's character.

Overall, the site is assessed as having medium-high landscape sensitivity, primarily due to its historic and parkland value, mature vegetation, and contribution to the Conservation

Area's form and identity.	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Clay Vale
Landscape Character Area:	Fairford and Lechlade Settled Wetlands
Historic Landscape Character:	F1 – Post-medieval designed ornamental landscape
Constraints/Designations: Landscape: Not identified Historic: Within Lechlade Conservation Area and in close proximity to Convent of St Clotilde (Grade II, List Entry 1303277) and Manor Lodge (Grade II, List Entry 1155614) Biodiversity: Deciduous woodland (Priority Habitat) on site provides ecological value Other (floodplain, PRoWS): No public access. Outside Flood Zones 2 and 3	

Site Reference: L16A	**Settlement: Lechlade**

Description:

The site lies on the northern edge of Lechlade, to the east of the A361, forming part of the low-lying landscape that transitions into the wider Cotswold Water Park. The land is flat and open, comprising unmanaged grassland with areas of developing scrub and scattered vegetation. The site's boundaries are well vegetated, with hedgerows and tree cover providing enclosure and limiting wider visibility.

There is no public access within the site, and visibility is largely restricted to roadside views from the A361. An isolated dwelling lies to the north-east corner, with limited filtered visibility across the site through intervening vegetation. To the north and east, the landscape contains several lakes forming part of the Cotswold Water Park, including the Edward Richardson & Phyllis Amey (ERPA) Nature Reserve (Lakes 119 and 122), which is also a Site of Special Scientific Interest (SSSI) and designated Local Green Space (LGS). This reserve supports wet woodland, scrub, and open water habitats that attract a diverse range of bird species throughout the year.

The site lies within National Character Area 108 – Upper Thames Clay Vales, within the River Basin Clay Vale Landscape Character Type, and at a local level forms part of the Fairford and Lechlade Settled Wetlands Landscape Character Area as defined in the Cotswold Water Park Landscape Character Assessment. The land is typical of the area's low-lying, wetland landscape that has become increasingly defined by lakes, pasture, and scrub associated with the Water Park's post-extraction landscape mosaic.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

The site occupies a low-lying, semi-natural landscape on the edge of Lechlade, forming part of the wider mosaic of the Cotswold Water Park. Its unmanaged grassland and developing scrub contribute to local ecological value and connectivity with the nearby Edward Richardson & Phyllis Amey (ERPA) Nature Reserve, which provides important wetland habitats for wildlife. Although the site itself is relatively enclosed and of limited visual prominence, its natural qualities and ecological context elevate sensitivity.

From a landscape perspective, the site is typical of the River Basin Clay Vale and Fairford and Lechlade Settled Wetlands character areas, where flat terrain, restored landform, and wetland habitats dominate. There is minimal public access and intervisibility with surrounding land, specifically the roadside, but the site contributes to the overall character and biodiversity network of the Water Park.

While historic and visual sensitivities are relatively low due to the site's former industrial use and containment, its ecological value and role within the wetland landscape support a classification of medium landscape sensitivity.

Landscape Context:

National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Clay Vale
Landscape Character Area:	Fairford and Lechlade Settled Wetlands
Historic Landscape Character:	H1 – Industrial site (former mineral extraction area)
Constraints/Designations: Landscape: None identified Historic: None identified Biodiversity: Within the Cotswold Water Park. Adjacent to the Edward Richardson & Phyllis Amey (ERPA) Nature Reserve (Lakes 119 and 122), SSSI and LGS. Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. No PRoWs within site.	

Site Reference: L19	**Settlement: Lechlade**
Description: the 0.95 ha site and associated sites L31B-C are unmanaged grassland. The sites are bound by the A417 to the south with Green Farm beyond. There is further agricultural land to the east, north and west. A garden centre is located further to the west. There are residential uses to the south-east. The site is allocated for residential development in the adopted Local Plan and is located inside the Lechlade development boundary, as defined by the Local Plan proposals map. The principle of developing this site is also supported by the Lechlade Neighbourhood Plan (adopted July 2016).	
Evaluation:	**MEDIUM-LOW SENSITIVITY**
Justification: The site has been prepared for development and therefore any intrinsic value or character has been removed. It is susceptible to housing development in as much as it is on the western edge of the settlement and would be the first settlement built form visible from this direction. It is therefore essential that any development reflects this gateway role addressing the A417 appropriately with mitigation to soften its appearance. It is noted that the Conservation Area to the east is characterised by loose well-spaced dwellings in large gardens with mature trees and shrubs. Therefore, at least the proposed frontage along the A417 should reflect this as far as possible.	
Landscape Context: The parcel was previously assessed as part of the 'Study of land surrounding Key Settlements in Cotswold District Update' (Cotswold District Council and White Consultants, October 2014 **see below**) report.	
National Character Area:	National Character Area 108: Upper Thames Clay Vales
Landscape Character Type:	Landscape Character Type: River Basin Lowland
Landscape Character Area:	Landscape Character Area: TV1C Fairford and Lechlade
Historic Landscape Character:	-
Constraints/Designations: **Landscape**: None **Historic**: The Lechlade Conservation Area abuts the boundary of parcel L19 **Biodiversity**: The sites are all located in a Site of Special Scientific Interest (SSSI) Impact Risk Zone, where development of 10 or more dwellings outside settlement boundaries require further assessment to understand whether the impact of their development would be acceptable or any required mitigation. The sites are also all located within the Cotswold Water Park Nature Recovery Plan Area An Ecological Assessment was undertaken on this site in support of the withdrawn planning application on this site (ACD Ecology, June 2014). This found the site to contain semi-improved grassland with varying sward heights with damper areas. There were areas of scrub within the site and a ditch along the southern boundary The survey undertaken on L19 identified opportunities on site for reptiles, breeding birds, water vole, barn owl foraging / roosting and bat foraging / roosting within and around	

the sites. The surveys are now six years old and would require refreshing. However, they are indicative of the types of species that may be present
Other (floodplain, PRoW): No PRoW. No TPO.

Site Reference: L32	**Settlement: Lechlade**
Description: The site lies in a detached and isolated position north of the A417, to the west of Lechlade and east of Bryworth Lane. It is currently occupied by a garden centre, comprising a mix of hardstanding, structures, display areas, and small-scale buildings set within a framework of trees and vegetation. The site is brownfield in character but has the appearance of a low-key commercial use typical of a rural setting, with limited visual impact on the wider landscape. Tree belts along the boundaries provide strong visual containment, restricting both inward and outward views. As a result, public visibility is minimal, limited to brief glimpses from the A417 and local access roads. The southern boundary of the site lies within Flood Zone 2, while the remainder of the site sits above this level. A single residential dwelling lies to the south-east of the site, partially screened by vegetation. The site contains a mature horse chestnut tree protected under TPO reference 06/00267/TPO, located close to the site access. The surrounding landscape is open and rural, consisting of fields, hedgerows and occasional farmsteads typical of the area's countryside edge character. The site lies within National Character Area 108 – Upper Thames Clay Vales, within the River Basin Clay Vale Landscape Character Type, and the Fairford and Lechlade Settled Wetlands Landscape Character Area as defined in the Cotswold Water Park Landscape Character Assessment.	
Evaluation:	**MEDIUM SENSITIVITY**
Justification: The site's landscape sensitivity is moderated by its existing brownfield use, strong vegetated enclosure, and limited visibility from surrounding roads or public viewpoints. Its use as a garden centre introduces built elements and activity consistent with a rural commercial enterprise, meaning the land has already experienced a significant degree of change from its original agricultural form. However, despite the enclosed character and limited natural value within the site itself, its isolated position north of the A417 means that further intensification could risk introducing a more conspicuous element into the rural landscape. Given the site's contained character, brownfield condition, and low public visibility, the overall landscape sensitivity is judged as medium, with susceptibility primarily influenced by its rural isolation and proximity to the open countryside rather than intrinsic landscape quality.	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales

Landscape Character Type:	River Basin Clay Vale
Landscape Character Area:	Fairford and Lechlade Settled Wetlands
Historic Landscape Character:	A2 – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: None identified Historic: None identified Biodiversity: Within the Cotswold Water Park. TPO-protected horse chestnut tree (06/00267/TPO) near site access. Other (floodplain, PRoWS): Southern boundary within Flood Zone 2. No PRoWs within or adjacent to the site.	

Site Reference: L33	**Settlement: Lechlade**

Description: The 9.09 ha site is a large arable field with flat topography on the north-eastern edge of Lechlade.

The parcel is located to the east of the Lechlade settlement and is bordered to the north and west by the Lechlade development boundary. The parcel is characterised as an agricultural field within arable cultivation. It forms part of a wider field network that is present around the settlement. Beyond the northern and western boundaries is existing built form within the settlement. There is little vegetation on these edges to filter and soften the appearance of the built form. This gives the settlement edge in this location a fairly stark appearance. Hedgerow and a private farm access road are present to the south with designed gardens and the Lechlade Conservation Area beyond. Some development is present within this land and is characterised as large country houses. The eastern boundary is partially open to the neighbouring field network. The rest of the eastern boundary is comprised of Manor Farm and its curtilage. This farm complex has been diversified to offer a range of alternative domestic and commercial uses.

There are no PRoW within or on the boundaries of the parcel. There are limited public vantage points in the local landscape from where the site can be viewed. This will limit the visual envelope of the parcel. The most prevalent public views are from the residential development to the north and between the development to the west. The lane to the south of the parcel is private.

Evaluation:	**MEDIUM SENSITVITY**

Justification:
The parcel is located on the edge of the settlement where domestic built form is present beyond the northern and western boundaries, it is also present to the south at a very low density. Development of the parcel would increase this residential context and expand the settlement edge. Due to its location and surrounding context this expansion is unlikely to appear as a protrusion into the wider open and rural landscape. There are limited public vantage points that the parcel can be viewed from; new residential development is unlikely to appear as incongruent in this location due to the surrounding context. The parcel is considered to have **Medium** landscape sensitivity due to the above factors. There is an opportunity to create and enhance robust Green Infrastructure corridors within and around the parcel. This would also help to soften the edges of any development which could be an improvement on the existing exposed settlement edge.

Landscape Context:

National Character Area:	NCA 108: Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C Fairford and Lechlade
Historic Landscape Character:	-

Constraints/Designations:
Landscape: None
Historic: No Listed Buildings.

Biodiversity: The site is within the Cotswold Water Park Nature Improvement Area and the Cotswold Water Park Nature Recovery Plan Area. It is also within a Site of Special Scientific Interest Impact Risk Zone, where any residential development outside development boundaries requires further specialist assessment to understand the impact and necessary mitigation measures.
A Site of Special Scientific Interest has been notified on land located 70m to the north of the site. There are also areas of Priority Habitat (deciduous woodland) located to the north and south.
The site is a large arable field, which in isolation is unlikely to have significant ecological value, although further assessment would be required to confirm this.
There is an area of unmanaged grassland to the west of the site, which currently provides a wildlife corridor. The outgrown hedgerow to the south of the site also provides a wildlife corridor.
Other (floodplain, PRoWS): No PRoW. No TPO

Site Reference: L34	**Settlement: Lechlade**
Description: The sites have a prominent location on the western approach into Lechlade on land with flat topography. L34 is mostly an arable field, although there is a substantial belt of trees and a spring within the site. The spring feeds a stream, which runs southwards along a drainage ditch to the west of the sites. The parcel is located to the west of the settlement and to the north of the A417. A mix of land usage is present. It is not located within any qualitative landscape designation. To the north, south and west is an agricultural context that is characteristic of the landscape around the settlement. A short distance to the west is an isolated commercial plant nursery. To the east is a combination of recent and pre 21st Century residential development within the Lechlade settlement. L34 is comprised of a single irregularly shaped arable field that is located to the north of the other parcels. Its location away from the settlement edge sites it within the rural agricultural context that surrounds the Lechlade settlement. Hedgerow of varying quality bounds the field and some trees are present; a number of these are the subject of TPO. In addition to the arable land there is also a small copse/woodland within the parcel. This is also subject to TPO. Views from Lechlade Footpath 6 and others to the north look straight across the parcel.	
Evaluation:	**HIGH SENSITIVITY**
Justification: The parcel has susceptibility to change through housing development due to its position within open countryside. Development would represent encroachment into the characteristically rural landscape around the Lechlade settlement and form a prominent addition to views. Development of the parcel would appear as a protrusion from the edge of the settlement. The hedgerows and woodland/copse within the parcel are important landscape features that tie the parcel to the surrounding context through the wider hedgerow provision in the area. The hedgerows around the parcel do provide some filtering of views from the public footpaths to the north although this is limited due to the size of the hedgerows. Development here would create a prominent and uncharacteristic addition to the local landscape. The parcel is considered to have **High** landscape sensitivity due to the above factors.	
Landscape Context:	
National Character Area:	NCA 108: Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C Fairford and Lechlade
Historic Landscape Character:	-
Constraints/Designations: **Landscape**: None **Historic**: L34 abuts a scheduled monument **Biodiversity**: The site is located in a Site of Special Scientific Interest (SSSI) Impact Risk Zone. It is also located within the Cotswold Water Park Nature Recovery Plan Area. L34 is mostly an arable field, which also is unlikely to contain significant biodiversity but also would require a survey to confirm this. This site, however, contains a large belt of	

damp woodland and a stream, which are of ecological interest. The site is also bound by a hedgerow on all sides.

Other (floodplain, PRoW): No PRoW within or on the boundaries of the parcel. The hedgerow boundary between L31C and L34 contains eight trees protected by a Tree Preservation Order, which are a mixture of Field Maple and Oak. The belt of trees in the southern part of L34 is protected by an area wide Tree Preservation Order. Flood Zones present within some of the parcels and the local area.

Site Reference: L35A	**Settlement: Lechlade**

Description:

L35A is located to the south of the A417 on the eastern edge of Lechlade. The site is physically separated from the main built-up area and reads as part of the open river valley landscape rather than as an extension of the settlement. It comprises flat grassland associated with former riverine pasture, with enclosure provided by a tree belt along the A417 to the north and mature trees to the western boundary. The eastern boundary is relatively arbitrary, broadly aligned with the Flood Zone 2 extent.

The site adjoins the Lechlade Conservation Area along part of its western edge, with the school located beyond the south-western boundary. Public access is present in the wider landscape, with PRoW Footpath 33 running close to the southern boundary. The parcel lies within the Cotswold Water Park and forms part of the wider floodplain and river corridor landscape associated with the Thames catchment.

The site falls within the River Basin Lowland Landscape Character Type, specifically the TV1C Fairford and Lechlade Landscape Character Area. The Historic Landscape Character is D1A Riverine pasture, probably used as meadows, now largely enclosed and derived from former unenclosed land.

Evaluation:	**HIGH SENSITIVITY**

Justification:

L35A occupies a sensitive position within the river basin landscape east of Lechlade, forming part of the open floodplain setting to the settlement and adjoining the Conservation Area. Although relatively flat and simple in landform, its separation from the built-up area, important habitats and its role within the Cotswold Water Park give it a distinct countryside character.

Development would extend the settlement eastwards into a riverine pasture landscape that currently forms a clear transition between Lechlade and the wider valley. The presence of PRoW Footpath 33, the historic river meadow character, and proximity to the Conservation Area increase susceptibility. While containment from tree belts moderates wider visual impact, the site's settlement-edge role, habitat value, recreational context, and historic associations support an overall judgement of High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C Fairford and Lechlade
Historic Landscape Character:	D1A – Riverine pasture

Constraints/Designations:
Landscape: Cotswold Water Park
Historic: Adjoins Lechlade Conservation Area
Biodiversity: Floodplain grazing marsh priority habitat and tree belts associated with river corridor
Other (floodplain, PRoWS): Eastern boundary aligned with Flood Zone 2. PRoW Footpath 33 close to southern boundary.

Site Reference: L35B	**Settlement: Lechlade**
Description: The site sits beyond on the eastern edge of the settlement separated from the current built edge by a pasture field and a gappy outgrown hedge with trees. It is made up of three unimproved pastoral fields, with remnant ridge and furrow, which lies just above the floodplain on the flat valley floor of the Thames. To the south, the site is defined by a well-used public footpath, the Bridge Walk, and has no currently defined eastern boundary. To the south of the footpath there is an outgrown hedgerow and to the north there are mature trees along the A417 road. The site is high visible in views from the east along the A417 approaches and the public footpath. Any development would be prominent from these views and noticeable above the hedgerow when viewed from the Thames Path along the Thames to the south. The current settlement edge is recessive and positive with listed buildings complemented by mature vegetation. Lechlade Manor to the north is a local feature.	
Evaluation:	**HIGH SENSITIVITY**
Justification: The site is in a highly visible location on the eastern edge of the settlement visible from the Thames Path to the south, the adjacent footpath and the A417. The value of the site is as part of the unspoilt setting to the Conservation Area and views of the town with its distinctive spire from the east. Any remnant ridge and furrow and unimproved pasture is also intrinsically of value. Any development would be detached from the settlement and would significantly extend built form to the east. Overall, the site is considered highly sensitive.	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C Fairford and Lechlade
Historic Landscape Character:	D1A – Riverine pasture, probably meadows now largely enclosed
Constraints/Designations: Landscape: Cotswold Water Park Historic: Lechlade Conservation Area lies directly to the west. Biodiversity: Floodplain grazing marsh priority habitat and tree belts associated with river corridor Other (floodplain, PRoWS): PROW runs along southern boundary.	

Site Reference: L40	**Settlement: Lechlade**

Description:

L40 is located to the west of Lechlade, north of the A417 and immediately east of an existing garden centre. The site lies beyond the defined settlement edge and forms part of the rural western approach into the town, contributing to the sense of a green gateway from this direction.

The parcel is generally flat. Strong mature hedgerows and hedgerow trees enclose much of the site, including three TPO trees on the north-western boundary. A pond is located within the site, surrounded by trees and shrubs, and a ditch runs along the western boundary, adding ecological and landscape interest. The southern part of the site comprises grassland, with the remainder in arable use.

Importantly, part of the southern boundary is open to the A417, allowing clear views into the site and reinforcing its role as part of the green and pastoral foreground to the settlement. Although there are no PRoWs crossing the site, there is evidence of an informal pedestrian desire line providing access towards the garden centre.

The site lies within Flood Zone 2 and falls within the River Basin Lowland Landscape Character Type, specifically the TV1C Fairford and Lechlade Landscape Character Area. The Historic Landscape Character is A2 Former unenclosed cultivation, now enclosed, with enclosure patterns partly reflecting earlier cultivation.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

L40 occupies a sensitive position on the western approach to Lechlade, forming part of the green gateway into the settlement. The partially open southern boundary allows clear views from the A417, reinforcing its role as pastoral foreground to the town and contributing to the rural transition into the settlement.

The site contains notable natural features including mature hedgerows, TPO trees, a pond and ditch corridor, and is partly within Flood Zone 2. These features increase ecological and environmental sensitivity. Its location beyond the established settlement boundary elevates susceptibility in terms of form and settlement setting, particularly as development would extend built form further into open countryside.

Although the presence of the A417 and adjacent garden centre introduces some urban fringe influence, this does not outweigh the site's role in maintaining a green approach and separation from the wider rural landscape. On balance, the combination of gateway function, natural features, and edge-of-settlement position supports an overall judgement of Medium-High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales

Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C Fairford and Lechlade
Historic Landscape Character:	A2 – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: Cotswold Water Park beyond the A417 Historic: Within the wider setting of Lechlade Conservation Area Biodiversity: Pond, ditch corridor, mature hedgerows, TPO trees Other (floodplain, PRoWS): Flood Zone 2 extends across the site. No formal PRoWs, though evidence of informal pedestrian access.	

Site Reference: L41	Settlement: Lechlade

Description:

L41 is located to the north-east of Hambridge Lane on the western edge of Lechlade. The site comprises relatively flat pastoral grassland enclosed by mature hedgerows, with trees and shrubs along the western boundary. The eastern boundary is defined by a hedgerow separating the site from residential development along The Cursus, where filtered views are available through gaps in vegetation and from upper floor windows.

To the south-east, the site adjoins a commercial/employment area, introducing an urban fringe influence to part of its setting. To the north, the site is bounded by Priority Habitat Deciduous Woodland and the Richardson and Amey Nature Reserve and SSSI, which provide strong ecological value and landscape containment. The parcel reads as a rural edge landscape, forming part of the transitional countryside setting beyond the built-up area.

PRoWs cross the site, including Footpath 9 running north–south and Footpath 8 along the northern edge, increasing public access and experiential sensitivity. The site lies partly within the Cotswold Water Park. It is not located within Flood Zones 2 or 3.

The site falls within the River Basin Lowland Landscape Character Type, specifically the TV1C Fairford and Lechlade Landscape Character Area. The Historic Landscape Character is A3x Former unenclosed cultivation now enclosed, reflecting regular organised enclosure that does not strongly express earlier unenclosed patterns. The majority of the site also forms part of the Multi-period settlement, cemetery, and ceremonial complex W of Lechlade Scheduled Monument (List Entry Number: 1003434).

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

L41 occupies a transitional settlement-edge position, retaining pastoral character and a clear sense of rurality while remaining closely associated with existing residential development along The Cursus. The presence of the Scheduled Monument increase the site's heritage value, whilst PRoWs crossing the site increases public exposure and recreational value. Similarly, being adjacent to Priority Habitat woodland and the Richardson and Amey Nature Reserve/SSSI increases ecological sensitivity.

However, the site is relatively flat, enclosed, and visually connected to the built-up edge. The adjacent scrapyard/storage area and surrounding residential context moderate its overall landscape susceptibility when compared to more isolated countryside parcels. While it contributes to the rural fringe character and green edge of Lechlade, development would consolidate rather than significantly disrupt the wider landscape structure.

On balance, the combination of settlement-edge association, historic sensitivity, recreational access, ecological context and containment supports an overall judgement

of Medium-High landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C Fairford and Lechlade
Historic Landscape Character:	A3x – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: Partly within the Cotswold Water Park Historic: Forms part of the Multi-period settlement, cemetery, and ceremonial complex W of Lechlade Scheduled Monument (List Entry Number: 1003434). Biodiversity: Priority Habitat Deciduous Woodland and Richardson and Amey Nature Reserve and SSSI to the north;. Strong hedgerow on roadside boundary. Other (floodplain, PRoWS): PRoW Footpath 9 crosses the site north–south. PRoW Footpath 8 runs along the northern boundary. Not within Flood Zones 2 or 3.	

Site Reference: L42	**Settlement: Lechlade**

Description:

L42 is located on the western edge of Lechlade, to the north of The Wern and set back from the A417. The site comprises relatively flat rough grassland, with an open southern boundary to The Wern. Residential development lies to the south-east, while a tree belt defines the northern boundary, with filtered views through to arable farmland beyond.

Although influenced by nearby highway infrastructure, the site is set back from the A417 and enclosed by vegetation, meaning it is generally perceived as a discrete parcel rather than read in direct combination with the wider residential development. The site retains a sense of rural edge character despite its proximity to the settlement.

Immediately to the east are the Grade II listed Butlers Court with Gatepiers and Wall to South East (List Entry: 1341300) and Stables immediately behind Butler's Court to the north-west (List Entry 1341319). The site also forms part of the setting of the Lechlade Conservation Area, albeit partially screened by intervening vegetation. The site is not located within Flood Zones 2 or 3, and no PRoWs cross the parcel.

The site falls within the River Basin Lowland Landscape Character Type, specifically the TV1C Fairford and Lechlade Landscape Character Area. The Historic Landscape Character is A2 Former unenclosed cultivation now enclosed, with enclosure patterns partly reflecting earlier agricultural use.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

L42 occupies a contained settlement-edge location that retains elements of rural character despite proximity to residential development and the A417 corridor. The site's enclosure by hedgerows and tree belts moderates wider visual influence and means it is perceived as an isolated parcel set back from the highway.

Sensitivity is elevated by its role in the setting of the Grade II listed Butlers Court, Stables behind Butler's Court and Conservation Area and by its contribution to the green edge of the settlement. However, flat topography, lack of public access, and the moderating influence of adjacent infrastructure reduce overall susceptibility when compared with more open or publicly accessible landscapes.

On balance, the combination of settlement-edge context, limited visual prominence, and moderate historic and natural associations supports an overall judgement of Medium landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C Fairford and Lechlade

Historic Landscape Character:	A2 – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: None identified Historic: Setting of Grade II listed Butlers Court with Gatepiers and Wall to South East (List Entry: 1341300), Stables immediately behind Butler's Court (List Entry 1341319), Conservation Area and Multi-period settlement, cemetery, and ceremonial complex W of Lechlade Scheduled Monument (List Entry Number: 1003434). Biodiversity: Semi mature trees and hedgerows Other (floodplain, PRoWS): No PRoWs crossing site. Not within Flood Zones 2 or 3.	

Site Reference: L43	**Settlement: Lechlade**

Description:

The site comprises grassland and farm buildings and associated land located to the west of Lechlade, forming part of the open landscape that frames the western approach to the town. The land is relatively flat, with areas of informal walking and cycling access, indicating that the fields are locally valued for amenity and recreation. The church spire and cemetery are visible in the eastern part of the site, contributing to the sense of connection with the historic core of Lechlade.

Residential development to the north and east is visible beyond the site boundaries, while housing to the south is largely screened by mature vegetation. Road infrastructure to the south-west introduces a degree of movement and noise, though the site retains a semi-rural character with localised visibility. Mature trees and hedgerows form field boundaries, including a tree belt with an individual Tree Preservation Orders (TPOs) close to the southern boundary.

The site includes part of Butlers Court Farm and adjoins Butlers Court with Gatepiers and Wall to South East (List Entry: 1341300) and the Stable immediately behind Butlers Court to the North-West, Grade II Listed Building (List Entry 1341319). To the west, the site abuts the Multi-period Settlement, Cemetery and Ceremonial Complex Scheduled Monument (List Entry 1003434), which adds considerable historic and archaeological sensitivity.

The site lies within National Character Area 108 – Upper Thames Clay Vales, within the River Basin Clay Vale Landscape Character Type and the Fairford and Lechlade Settled Wetlands Landscape Character Area (Cotswold Water Park LCA).

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site forms an important part of the western approach to Lechlade, contributing to the historic and visual setting of the town and providing a transitional open space between the settlement and the wider countryside. Its flat grassland character, mature trees and boundary vegetation, and proximity to heritage assets such as the Scheduled Monument and listed buildings at Butlers Court Farm elevate its historic and contextual sensitivity, particularly across the northern and central parts of the site.

Views from PRoW Footpath 6 to the north are open and extensive, providing clear visibility across the landscape and towards the settlement edge, reinforcing sensitivity in this area. The southern and south-western areas, however, are more influenced by nearby housing and road infrastructure, and display a more enclosed and developed context, resulting in lower relative sensitivity.

Overall, the site's medium-high sensitivity reflects this variation across the land parcels — with northern and eastern sections contributing strongly to the town's historic

setting, visual character and sense of openness, while southern and south-western sections are less sensitive due to enclosure and presence of existing infrastructure.	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Clay Vale
Landscape Character Area:	Fairford and Lechlade Settled Wetlands
Historic Landscape Character:	A2 – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: None identified Historic: Adjacent to Multi-period Settlement, Cemetery and Ceremonial Complex Scheduled Monument (List Entry 1003434); Adjacent to Butlers Court with Gatepiers and Wall to South East (List Entry: 1341300) and Stable immediately behind Butlers Court to North-West (List Entry 1341319). Biodiversity: Partly within the Cotswold Water Park. Individual TPO as part of larger tree belt. Other (floodplain, PRoWS): PRoW Footpath 6 beyond the northern boundary provides open views across the site; PRoW Footpath 11 to the south-east of the site.	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 23 – Longborough

COTSWOLD
District Council

Settlement character

1.1 Longborough is a small village located just off the A424, 3km North of Stow-on-the-Wold. It's located above the Evenlode Valley lying close to the Gloucestershire and Oxfordshire border.

1.2 The settlement was named after the Long Barrow above the village. The Church of St James dates from the 12th century and its elevated position offers scenic views across the surrounding countryside.

Landscape character

1.3 The settlement is within the Cotswolds National Character Area 107. Longborough is classified within the Limestone Hills and Limestone Plateau landscape types. These landscape types reflect Longborough's position within the gently rolling limestone hills, patchwork fields, dry stone walls and scattered woodland setting.

1.4 The area is part of a wider landscape typology within Gloucestershire's Landscape Character Assessment which identifies the regions exceptional diversity with its varied geology and historical land use patterns.

Relationship of the settlement with the surrounding landscape

Positive

- Strong visual relationship with the surrounding rolling countryside and the Evenlode Valley.
- Elevated position provides a distinctive sense of place and contributes to local identity.
- Historic limestone buildings and St James Church form important landmarks within the landscape.
- Mature trees, hedgerows, woodland and dry stone walls provide a strong landscape framework around the settlement.
- The village remains clearly separated from neighbouring settlements and retains a strongly rural character.
- Extensive views from the settlement contribute to its scenic quality and appreciation of the wider Cotswold landscape.

Negative

- Elevated and exposed locations around the village are visually sensitive to further development.

- The introduction of suburban boundary treatments and domestic features has locally eroded traditional rural character.
- Development on higher ground has the potential to affect important views to and from the settlement.

Landscape sensitivity considerations

1.5 Longborough exhibits generally high landscape sensitivity owing to its elevated position, strong relationship with the surrounding landform and visibility within the wider landscape. The village occupies a prominent location within a transitional area between the High Wold, Farmed Slopes and Pastoral Lowland Vale landscapes, each of which contributes to its setting and character.

1.6 The surrounding landscape displays many characteristic Cotswold features including rolling topography, dry stone walls, mature hedgerows, scattered woodland and historic field patterns. These elements contribute to landscape distinctiveness and are sensitive to change.

1.7 The elevated slopes surrounding the village allow extensive views across the wider countryside and increase intervisibility between the settlement and surrounding landscapes. Development on exposed edges has the potential to alter the settlement's relationship with the landscape, affect skyline views and diminish the rural character of the village setting.

1.8 Particular sensitivity arises from the contribution of the surrounding agricultural land to the setting of the historic core and St James Church, together with the importance of undeveloped slopes in maintaining the village's distinct identity and separation from surrounding settlements.

Constraints to be taken into account

1.9 The constraints are shown on Figure A2 and are summarised below:

- Cotswolds National Landscape
- Conservation Area and numerous listed buildings.
- St James Church and its wider landscape setting.
- Prominent elevated land and visually exposed slopes surrounding the settlement.
- Areas of archaeological interest, including the long barrow from which the settlement derives its name.

Areas where development is not suitable

1.10 Areas where development is not considered suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Prominent elevated land and exposed slopes forming the skyline or backdrop to the settlement.
- Land which contributes significantly to the setting of the Conservation Area, St James Church and other heritage assets.
- Areas that would adversely affect important views into, out of or across the village.
- Land that would result in the erosion of the clear distinction between the settlement and surrounding countryside.

Areas for environmental improvement

1.11 The following environmental improvements are suggested:

- Conservation and restoration of traditional dry stone walls.
- Reinforcement of native hedgerow networks and hedgerow trees.
- Enhancement and management of woodland and tree belts surrounding the settlement.
- Sensitive management of settlement edges to reinforce rural character and avoid suburbanisation.
- Conservation of traditional landscape features and historic field patterns.

Figure A1: Context and Landscape Character Types and Areas

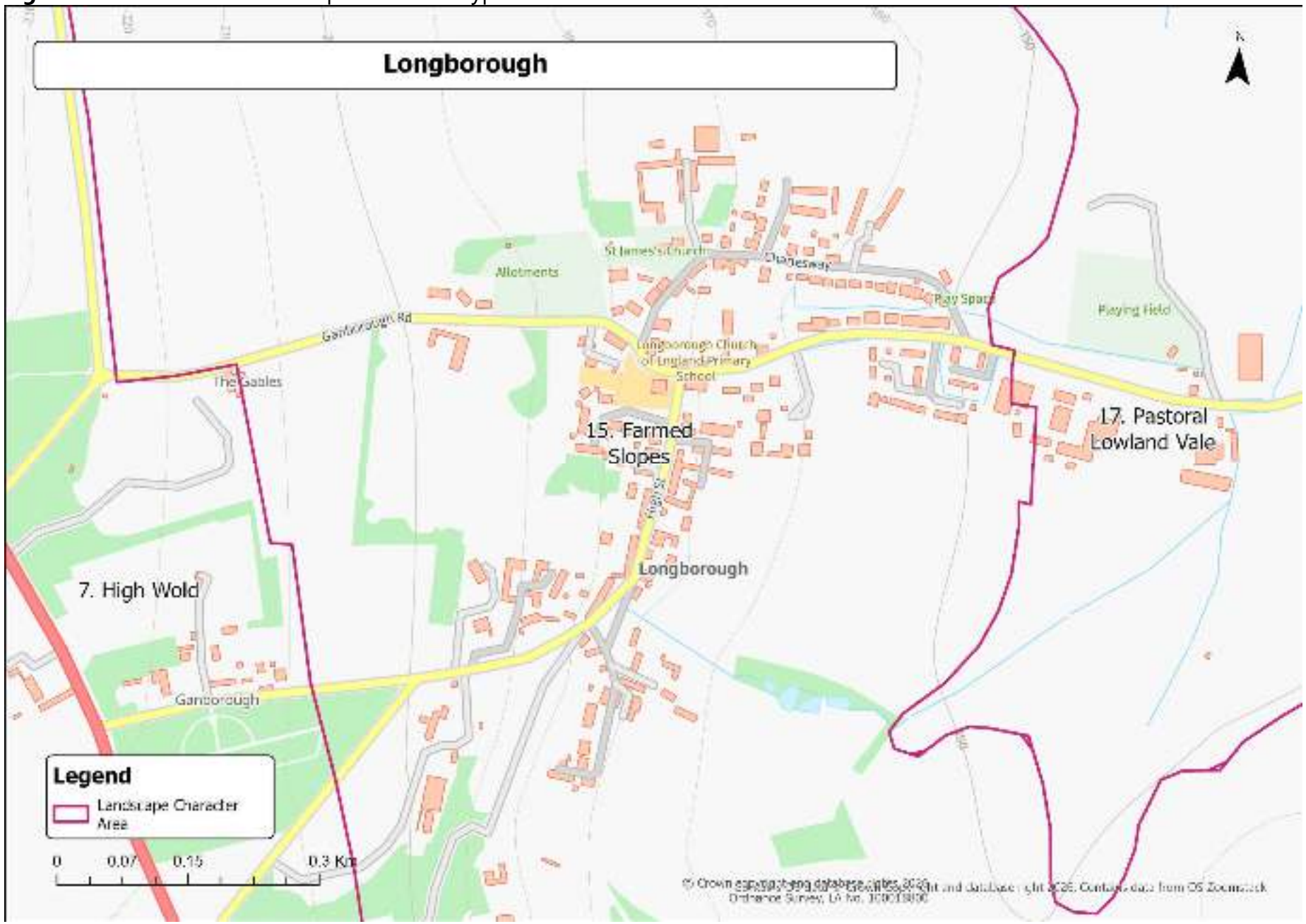
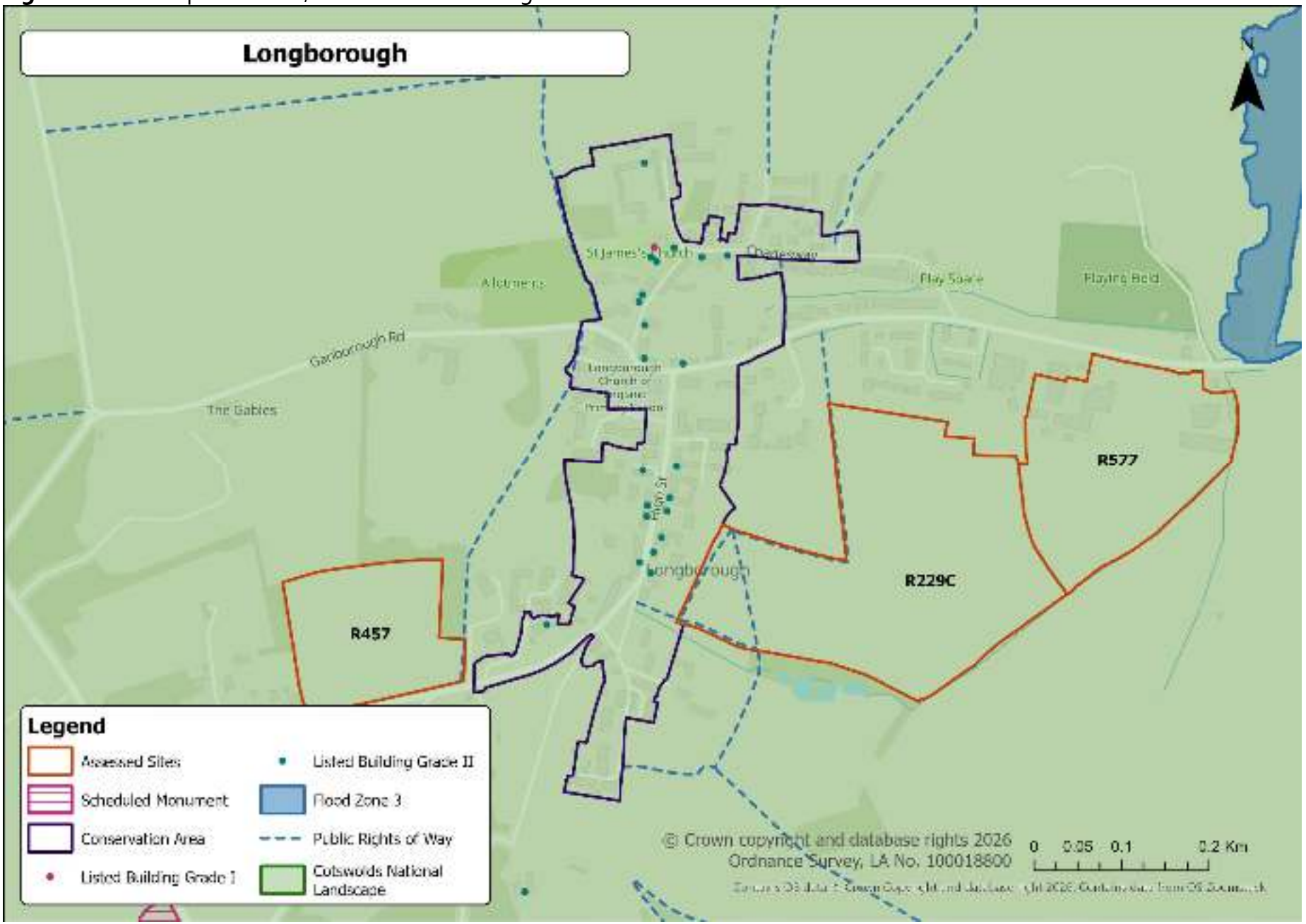


Figure A2: Development Sites, Constraints and Designations



Stage 1 Assessments

1.1 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	R229C	R457	R577
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)			
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground			
	Falls within clear views from public vantage points (roads, PROWs, hills)			
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form			
	Introduce a significant area of built form into a rural or visually sensitive landscape.			
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development			
	Risks coalescence or erosion of settlement separation			

Sites to be discounted			

Stage 2 Assessments

Site Reference: R457	**Settlement:** Longborough
Description: The site comprises rising grassland to the west of Longborough, positioned immediately beyond the Longborough Conservation Area. It is bounded by Public Footpath 9 along the eastern boundary and by a local road to the south, with deciduous woodland (Priority Habitat) adjoining the southern boundary and a Tree Preservation Order (tree group) located to the east. The parcel contains numerous mature trees, particularly along the southern and eastern boundaries, creating a well-vegetated and enclosed edge that transitions into open countryside. The landform rises gently westwards, providing a gradual transition between the village and the wider rural landscape. The site's tranquil, rural character contrasts with the more compact built form of Longborough, and its large scale makes it a visually prominent parcel relative to the surrounding settlement. The site straddles two Landscape Character Types (LCTs): the Farmed Slopes (LCA 15B Vale of Moreton Farmed Slopes) to the east, and the High Wold (LCA 7C Cotswolds High Wold Plateau) to the west, marking a distinct transition between the lower slopes and elevated plateau. It also forms part of the Cotswolds National Landscape, where rising slopes, wooded edges, and open pastoral landforms contribute to the special qualities of scenic beauty and rural tranquillity.	
Evaluation:	**HIGH SENSITIVITY**
Justification: R457 is assessed as having High sensitivity, reflecting the sites scale, heritage setting, and strong perceptual qualities. The site occupies a transition zone between the Vale of Moreton Farmed Slopes and the Cotswolds High Wold Plateau, giving it physical and visual importance in shaping the western rural setting of Longborough. Although partly enclosed by vegetation, its large scale relative to the settlement and location beyond the Conservation Area mean that development would represent a noticeable expansion into open countryside. The site's adjacency to Priority Habitat woodland and the TPO tree group enhances its natural character and ecological value, while Footpath 9 along the eastern boundary introduces public access and visual sensitivity.	

As part of the Cotswolds National Landscape, the site contributes to special qualities of tranquillity and scenic value.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Farmed Slopes LCT (east) High Wold LCT (west)
Landscape Character Area:	LCA 15B Vale of Moreton Farmed Slopes (east) LCA 7C Cotswolds High Wold Plateau (west)
Historic Landscape Character:	Enclosed farmland forming part of the setting of the Longborough Conservation Area and transition to higher plateau landscapes.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Adjacent to the Longborough Conservation Area; contributes to its setting and wider historic village context. Biodiversity: Adjoins Priority Habitat deciduous woodland to the south; Tree Preservation Order (tree group) to the east. Other (floodplain, PRoWS): Public Footpath 9 runs along the eastern boundary.	

Site Reference: R577	**Settlement:** Longborough
Description: The site is located on the eastern edge of Longborough, to the south of Moreton Road, and comprises a mix of existing employment estate buildings and associated hardstanding in the northern part, with an area of grassland to the south. The parcel is large in scale for the settlement and lies within the Pastoral Lowland Vale Landscape Character Type (LCT) and more locally the Vale of Moreton Landscape Character Area (LCA 17B). The land is relatively flat and low-lying, with boundaries defined by occasional trees and shrubs, providing limited visual containment. The grassland area is open to view from surrounding land, although there are no PRoWs crossing or adjoining the site. Public Footpath 12 lies approximately 200 metres to the west, beyond which is the Longborough Conservation Area. The site sits within a mixed-use context, with employment uses introducing built form, activity, and lighting that already reduce rural landscape character. However, the grassland to the south provides a softer visual transition between the developed estate and the open countryside beyond. The site lies within the Cotswolds National Landscape, where settlement-edge pasture, open valley farmland, and historic rural form contribute to its special qualities.	
Evaluation:	**MEDIUM-LOW TO MEDIUM SENSITIVITY**
Justification: R577 is assessed as having Medium-Low sensitivity to the north and Medium Sensitivity to the south, reflecting its partly developed character, flat topography, and limited visual and perceptual connection to the wider rural landscape. The existing employment estate introduces a built and functional appearance, reducing both natural character and susceptibility to further change. The southern grassland provides some localised landscape value, acting as a visual buffer between the developed northern portion and the open countryside, but it is visually influenced by adjacent development. Footpath 12, located to the west, provides some indirect visibility, though overall public views are limited. The site has no direct heritage associations, and its flat, low-lying character ensures it does not contribute prominently to Longborough's setting within the valley landscape. As part of the Cotswolds National Landscape, it makes only a limited contribution to special qualities due to the existing urbanising influences.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale LCT
Landscape Character Area:	LCA 17B Vale of Moreton

Historic Landscape Character:	Modified rural enclosure with existing commercial development influencing the settlement edge.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Not within close proximity or the setting of the Conservation Area or Listed Buildings. Biodiversity: Grassland and scattered trees provide some habitat value. Other (floodplain, PRoWS): Footpath 12 approximately 200m west. The site is not within Flood Zones 2 or 3.	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 24 – Mickleton

COTSWOLD
District Council

Settlement character

1.1 Mickleton is the northernmost settlement in Cotswold District, located at the foot of the Cotswold escarpment within the Vale of Evesham. It is on the B4081 from Chipping Campden and between Broadway and Stratford-upon-Avon on the B4632 as shown by Figure M1.

1.2 The historic core of the settlement is located around the north-east section of the High Street and around St Lawrence's Church, which is located just outside of the main built up area on the lower slope of the escarpment. Many of the buildings in the centre are distinctively Cotswold in style, but there also exists brick, timber and thatch.

1.3 The south west approaches to the village are dominated by modern housing estates, though important views to the church spire are retained. The north eastern part of the village is largely separated from the main part of the village and consists of modern estates either side of Granbrook Lane. To the west of these is a substantial area of the disused Meon Hill nurseries known locally as 'Canada'.

Landscape character

1.4 The village straddles the National Character Areas 106 and 107, these being the Severn and Avon Vales and the Cotswolds. The settlement lies predominantly outside the Cotswolds National Landscape in the Unwooded Vale landscape type in the Mickleton Vale Fringe LCA. To the south, in the National Landscape the landscape is also classified as Unwooded Vale in the Vale of Evesham Fringe.

1.5 The underlying geology of the area is Lower Lias. The Cotswolds escarpment rises up to the south and east of the village. This is predominantly pastoral in character with a combination of broad leafed woodland, areas of managed scrub and scattered tree cover. St. Lawrence's Church is a notable visual focus to the area.

1.6 Immediately to the south and the north-west of the village the land corresponds to the Severn and Avon Vales character area. Fields are larger and more regular with arable land and market gardening. There are less wooded hedges and numerous drainage ditches. From the vale, Mickleton is framed by the impressive backdrop of the scarp slope.

Relationship of settlement with the surrounding landscape

1.7 The settlement has the following key relationships with the surrounding landscape:

Positive

- The location of the village at the foot of the scarp slope is a key characteristic. The undeveloped character of the scarp is important in providing a landscape context to the village.
- The old part of the village, particularly the area around the church, has a permeable edge allowing easy access and views to the scarp slope.
- Views to the church from the approaches are important, particularly from the B4081 and the B4632 from Stratford.

Negative

- Modern housing development creates a visually abrupt edge to the settlement in the south west part of the village.
- The nonlinear 'block' of development to the north east of the village centre does not reflect the established urban pattern of the village.

Landscape sensitivity considerations

1.8 The landscape along the southern edge of the village is typical of 'edge landscape'. All the characteristic landscape elements that provide the basis for designation are to be found to the south of the village. The landscape around the southern margin of the village is less distinctive but nonetheless conforms to the typical characteristics of the type. Views to the escarpment raise the quality of the vale landscape in this area considerably.

1.9 The ability of the landscape to accommodate development is constrained by the visually sensitive National Landscape landscape to the south of the village. To the north, the larger scale landscape of the vale is more capable of accommodating development. However, any such development would be visible from the scarp and would run counter to the established pattern of locating settlement on the lower scarp slopes.

Constraints to be taken into account

1.10 Constraints are shown on Figure M2 and are summarised below:

- National Landscape to the south of the village
- Conservation Area

- Listed buildings and their settings

Areas where development is not suitable

1.11 Areas where development is not considered to be suitable in accordance with the principles set out in Section 2.0 are as follows:

- The south east of the village on land rising towards the scarp slope, particularly where development might obscure views to the church.
- The arable field to the south west of the road adjacent to the entry to the village along Long Marston Road is important to the setting of the village allowing good views to the visually permeable village edge, church and scarp backdrop.

Suggested environmental improvements

1.12 The key area for environmental improvement is on the southern edge of the village where there is a relatively harsh development edge.

Figure A1: Context and Landscape Character Types and Areas

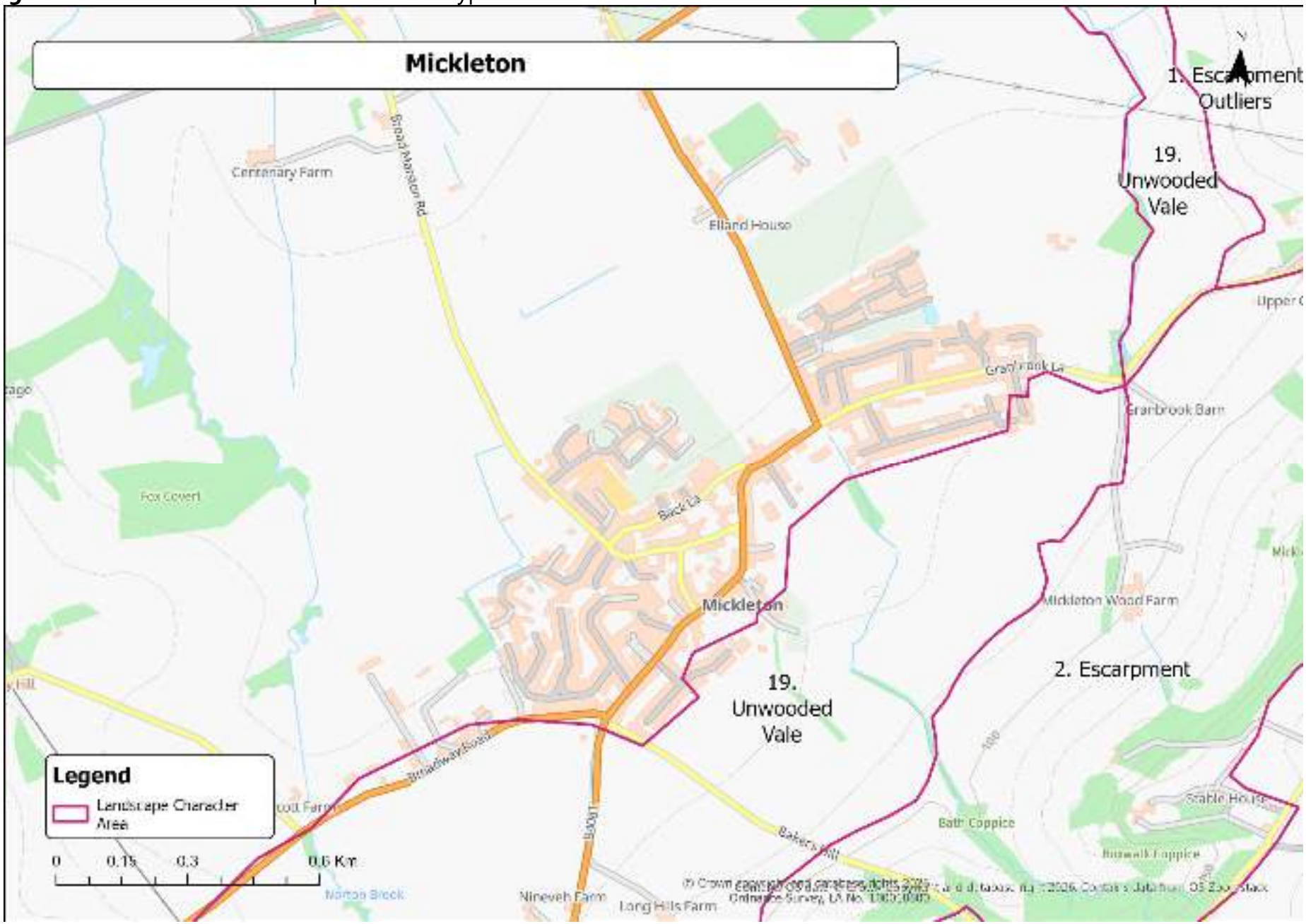
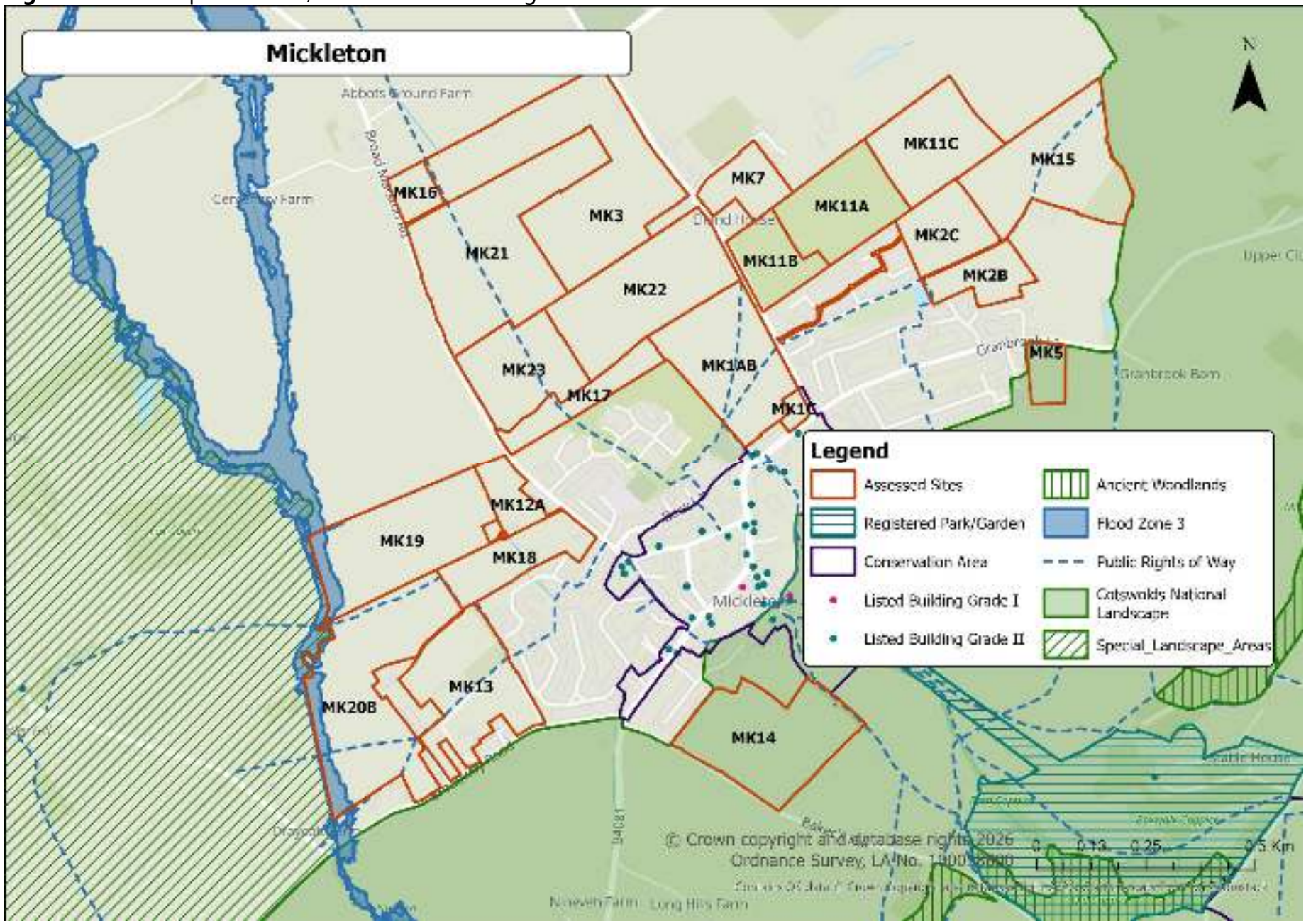


Figure A2: Development Sites, Constraints and Designations



Stage 1 Assessments

1.1 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	MK14
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)	
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground	
	Falls within clear views from public vantage points (roads, PROWs, hills)	
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form	
	Introduce a significant area of built form into a rural or visually sensitive landscape.	
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development	
	Risks coalescence or erosion of settlement separation	

Sites to be discounted	

Stage 2 Assessments

Site Reference: MK1AB / MK1C	**Settlement:** Mickleton
Description: MK1AB is located to the north of Granbrook Lane and associated residential development, and to the east of Stratford Road on the edge of Mickleton. The site comprises a pastoral field enclosed by hedgerows and semi-mature trees of varying quality. Along the Stratford Road boundary the hedgerow is generally mature but degraded in places, with gaps allowing views into the site, particularly during winter months. The site is relatively flat and enclosed by vegetation along several boundaries. Evidence of ridge and furrow is present across the field, indicating historic agricultural land use. A woodland block with associated small ponds occupies the north-western corner of the parcel, providing localised ecological and landscape interest. The southern boundary of the site adjoins the Mickleton Conservation Area and lies close to several listed buildings, including Hollymount (Grade II, List Entry 1171205) and The Old Smithy and Store Behind (Grade II, List Entry 1088531). As a result, the site forms part of the immediate setting of these heritage assets. Two PRoWs crossing the site, including Footpaths 7 and 8, which provide recreational routes through the parcel and increase public interaction with the landscape. The parcel sits within the Unwooded Vale Landscape Character Type and the VE1C Mickleton Vale Fringe Landscape Character Area. Although the site retains a semi-rural character, surrounding residential development along Granbrook Lane and Stratford Road means that development within this parcel would not be entirely out of context with the settlement pattern or scale.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: MK1AB forms part of the pastoral landscape on the edge of Mickleton. Although the site is enclosed by hedgerows and influenced by surrounding residential development, it retains rural characteristics and includes historic landscape features such as ridge and furrow. The site lies immediately adjacent to the Mickleton Conservation Area and close to several listed buildings, which increases sensitivity in terms of the historic landscape setting. In addition, the presence of PRoWs crossing the site increases public visibility and experiential value.	

While development would not be entirely incongruous with the existing settlement pattern, the historic sensitivities and PRoW routes elevate the landscape sensitivity of the parcel. On balance, the site is considered to have Medium–High landscape sensitivity, with historic character and recreational use representing the key constraints to development.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Unwooded Vale LCT
Landscape Character Area:	VE1C Mickleton Vale Fringe
Historic Landscape Character:	Presence of ridge and furrow indicates historic agricultural land use.

Constraints/Designations:
Landscape: None identified
Historic: Adjoins the Mickleton Conservation Area. Close to listed buildings including Hollymount (Grade II, List Entry 1171205) and The Old Smithy and Store Behind (Grade II, List Entry 1088531)
Biodiversity: Boundary hedgerows and woodland block on the north-west corner of the site.
Other (floodplain, PRoWS): PRoW Footpaths 7 and 8 cross the site. Outside Flood Zones 2 and 3

Site Reference: MK2B and MK2C	**Settlement: Mickleton**
Description: The site is located to the north-east of Mickleton on gently descending land, which falls towards a brook to the east. It sits at the foot of Meon Hill to the east. The site is predominantly a field used for arable and pastoral farming. There is a pond in the south-west corner. The site is neighboured by the recently completed housing development on the former Meon Hill Nursery to the south-west; Stratford Road (B4632) to the west with countryside beyond; an industrial area along part of the northern boundary (Leosheds – garden storage buildings) and countryside beyond; open countryside to the east; and the built up area of Mickleton to the south. The parcel contributes to the rural setting of Mickleton, particularly the northern approach into the village from Stratford Road, the eastern approach from the Heart of England Way national trail, and from views into the village from the CNL to the east, notably from Meon Hill. The Stratford Road approach, to some degree, has already been partially urbanised by housing development on the former Meon Hill Nurseries site, the conifer hedge surrounding the garden of Elland House and the hamlet of housing development further to the north of Stratford Road.	
Evaluation:	**MEDIUM SENSITIVITY**
Justification: The parcel's landscape sensitivity to development is derived from its existing rural context and its location on the edge of the settlement. The neighbouring settlement edge is present to two sides and has an influence on the parcel. Due to this residential development, the parcel is unlikely to appear as incongruent, though consideration of views from the east within the CNL need to be appropriately considered. Development of the parcel would provide an opportunity to deliver robust Green Infrastructure features that also soften the transition between the settlement and wider landscape. The footpath that divides the parcel would need to be accommodated within any proposal and could represent an attractive feature that promotes activity and connectivity with the wider landscape.	
Landscape Context:	
National Character Area:	NCA 106: Severn and Avon Vales and 107: Cotswolds
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	LCA VE1C: Mickleton Vale Fringe
Historic Landscape Character:	-
Constraints/Designations: Landscape: Not within the CNL Historic: No heritage designations within the parcel or the immediate vicinity. The Mickleton Conservation Area is located a short distance to the south. Biodiversity: The pond in the south-west corner of MK2B is likely to have higher biodiversity, including the potential for Great Crested Newts. A Stage 1 Ecological Survey	

was undertaken in 2013 in support of the 77 dwelling development on the former Meon Hill Nursery site (ref: 13/03539/OUT). A pond was present on that site, which was found to have a low suitability score, but a Great Crested Newt was found on adjacent land indicating their presence in the area.
Other (floodplain, PRoW): Mickleton Footpath 5 is present within parcels MK2B. This footpath is also identified as part of the promoted Heart of England Way long distance footpath route. No TPO.

Site Reference: MK3	**Settlement: Mickleton**

Description:

MK3 comprises a flat arable field located to the west of Stratford Road to the north of Mickleton. The site is physically and perceptually disconnected from the main body of the settlement and lies beyond the defined settlement boundary, reading clearly as open countryside.

The parcel is defined by hedgerows and hedgerow trees along some boundaries; however, some edges remain open, resulting in an exposed character and a strong sense of countryside.

The site is generally flat with land rising further east towards the slopes of the Cotswolds National Landscape. Scattered residential properties are located close to the eastern boundary together with agricultural barns and farmsteads within the wider rural landscape.

If developed independently, the parcel would be disconnected from the existing settlement and would extend built form into the countryside in a manner that would appear incongruous with the established settlement pattern of Mickleton.

The site does not fall within Flood Zone 2 or 3, has no PRoWs cross the site and is not closely associated with designated heritage assets. Though development would be visible from PRoW Footpath 1 to the west.

It lies within the Unwooded Vale Landscape Character Type, specifically the VE1C Mickleton Vale Fringe Landscape Character Area, characterised by open agricultural fields forming the transitional fringe between settlement and wider countryside. Historic Landscape Character is typical of agricultural land reflecting organised field patterns of the vale fringe.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

MK3 occupies an open and exposed countryside position north of Mickleton and forms part of the settlement's wider rural setting. Although the site itself is relatively simple in character and contains few distinctive landscape features, its openness, separation from the settlement, and visibility from PRoW Footpath 1 elevate its susceptibility to change.

Development would introduce built form into a clearly defined rural landscape, extending the settlement beyond its established edge and altering the current perception of openness, especially if developed in isolation. The site's exposed nature mean that built form would be readily perceptible in views from the surrounding road network and recreational routes.

Taken together, the site's open and exposed location and visibility support an overall judgement of Medium-High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 106 – Severn and Avon Vales
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	VE1C Mickleton Vale Fringe
Historic Landscape Character:	Enclosed former agricultural land reflecting organised enclosure patterns typical of vale fringe landscapes.
Constraints/Designations: Landscape: Outside the Cotswolds National Landscape but within its wider setting Historic: None identified Biodiversity: Boundary trees and hedgerows Other (floodplain, PRoWS): PRoW Footpath 1 to the west of the site; Not within Flood Zones 2 or 3.	

Site Reference: MK5	**Settlement: Mickleton**

Description:

The site lies to the south of Granbrook Lane, on the eastern edge of Mickleton, beyond the defined settlement boundary. It forms part of a larger agricultural field, with an arbitrary boundary to the east and south that aligns with the existing residential edge. The site is relatively flat, falling gently to the south-east, and visually associated with adjoining housing when viewed from the surrounding landscape.

The northern boundary is defined by a hedgerow along Granbrook Lane, while the eastern boundary is open to adjoining farmland. The site abuts residential development to the west and would be perceived as part of the built edge in most near and middle-distance views. The surrounding landscape is rural and open, typical of the settled fringes of the Unwooded Vale, but already influenced by suburban expansion and local road infrastructure.

The site lies within the Cotswolds National Landscape (CNL), within National Character Area 107 – Cotswolds, and forms part of Landscape Character Type 19 – Unwooded Vale, specifically the Vale of Evesham Fringe (19D)/ This landscape is characterised by its wide, open agrarian character, hedgerow-enclosed pastures and arable fields, and sparsely settled pattern of farms and hamlets, with long views to the Cotswold Escarpment providing a dramatic backdrop.

A PRoW (Footpath 35) runs along the lane to the east, providing open views across the site. However, these views already include housing to the west, so new development would be seen in the context of the existing village edge. The site is outside Flood Zones 2 and 3 and has no designated heritage assets within or nearby.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

The site lies within the Cotswolds National Landscape's Unwooded Vale (LCT 19D – Vale of Evesham Fringe), which is described as a wide, open, sparsely settled agrarian landscape defined by hedgerow networks, mature field trees, and long views to the Cotswold escarpment. This landscape type is noted as being highly sensitive to new development, particularly where such change would disturb its open field patterns or be visible from higher ground along the escarpment.

Although small and physically associated with existing housing, the site would represent a perceptible eastward extension of the settlement, encroaching into the open countryside. From PRoW Footpath 35 and from elevated positions within the National Landscape, new built form would be visible as an incremental loss of openness along the settlement's rural edge.

While intrinsic qualities such as topography, and heritage interest are moderate, the site's location within the Cotswolds National Landscape, its visibility from public vantage points,

and its potential to disrupt the rural fringe and field pattern increase sensitivity. As such, the site is assessed as having medium landscape sensitivity due to visibility, and contribution to the open agrarian setting of Mickleton.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	19 – Unwooded Vale
Landscape Character Area:	19D – Vale of Evesham Fringe
Historic Landscape Character:	Agricultural landscape with limited historic associations
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: No Conservation Areas or listed buildings nearby Biodiversity: Hedgerow boundary provides local habitat value Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; PRoW Footpath 35 along lane to the east affords open views across the site	

Site Reference: MK7	**Settlement: Mickleton**
Description: The site is located to the north-east of Mickleton on gently descending land, which falls towards a brook to the east. It sits at the foot of Meon Hill to the east. The site is predominantly used for arable and pastoral farming. It is neighboured by the recently completed housing development on the former Meon Hill Nursery to the south-west; Stratford Road (B4632) to the west with countryside beyond; an industrial area along part of the northern boundary (Leosheds – garden storage buildings) and countryside beyond; open countryside to the east; and the built up area of Mickleton to the south. The parcel is not located within the Cotswolds National Landscape. Given the proximity and local context, the parcels are considered to be within the setting of the National Landscape at the foot of Meon Hill. The parcels contribute to the rural setting of Mickleton, particularly the northern approach into the village from Stratford Road, the eastern approach from the Heart of England Way national trail, and from views into the village from the National Landscape to the east, notably from Meon Hill. The late 20th Century housing at Meon Road and the eastern boundary of the recently completed housing development on the former Meon Hill Nursery site provide a reasonably harsh edge to the settlement. This is particularly apparent on the eastern approach into the village from the Heart of England Way. There is an opportunity to soften this edge to the settlement through a well-designed development.	
Evaluation:	**MEDIUM SENSITIVITY**
Justification: The parcel's landscape sensitivity to development is derived from its existing rural character and its location away from the edge of the settlement. However, the parcel is not located within the open rural landscape due to the developed context to the north-east and north-west. A single residential dwelling is also located to the south of the parcel. This surrounding context influences the character of the parcel. If the parcel was developed it would not appear as a protrusion into the undeveloped landscape due to the surrounding context. It does, however, intensify ribbon development along Stratford Road and appear as out of town/village development. Any development should be located within a robust Green Infrastructure framework. This will benefit biodiversity, residents and landscape character.	
Landscape Context:	
National Character Area:	NCA 106: Severn and Avon Vales and 107: Cotswolds
Landscape Character Type:	LCT Unwooded Vale
Landscape Character Area:	LCA VE1C: Mickleton Vale Fringe
Historic Landscape Character:	-
Constraints/Designations: Landscape: Not within the Cotswolds National Landscape Historic: No heritage designations within the parcels or the immediate vicinity. The Mickleton Conservation Area is located a short distance to the south.	

Biodiversity: The site is predominantly used for crop production, which is unlikely to have significant biodiversity value. This will need to be confirmed by the Preliminary Ecological Assessment and any subsequent necessary surveys.
Other (floodplain, PRoW): No PRoW, TPO etc

Site Reference: MK11	**Settlement: Mickleton**

Description: The site is located to the north-east of Mickleton on gently descending land, which falls towards a brook to the east. It sits at the foot of Meon Hill to the east. The site is predominantly fields used for arable and pastoral farming except for the western third which is allotment gardens.

It is neighboured by the housing development on the former Meon Hill Nursery to the south-west; Stratford Road (B4632) to the west with countryside beyond; an industrial area along part of the northern boundary (Leosheds – garden storage buildings) and countryside beyond; open countryside to the east; and the built up area of Mickleton to the south.

The parcel is not located within the Cotswolds National Landscape. However, it contributes to the rural setting of Mickleton, particularly the northern approach into the village from Stratford Road, the eastern approach from the Heart of England Way national trail, and from views into the village from the National Landscape to the east, notably from Meon Hill.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

A section of the parcel is used for allotments, which does not change the rural context of the parcel and its contribution to the prevailing agricultural character present around the settlement. The Mickleton settlement edge is present to the south. Ribbon development is present beyond the parcel along Stratford Road. Development within the west of the parcel is unlikely to be seen as an incongruent addition to the landscape given the surrounding context. But it would intensify ribbon development along Stratford Road. The east of the parcel is fairly open and forms part of the open landscape beyond the settlement. Given this more open character the visual envelope of this part of the parcel is likely to be wider. Open space and Green Infrastructure provision would be a more suitable use of the east of the parcel and would provide a pleasant transition between the settlement and the wider landscape.

Landscape Context:

National Character Area:	NCA 106: Severn and Avon Vales and 107: Cotswolds
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	VE1C: Mickleton Vale Fringe
Historic Landscape Character:	-

Constraints/Designations:

Landscape: Not within the Cotswolds National Landscape

Historic: No heritage designations within the parcels or the immediate vicinity. The Mickleton Conservation Area is located a short distance to the south.

Biodiversity: The site is predominantly used for crop production, which is unlikely to have significant biodiversity value. This will need to be confirmed by the Preliminary Ecological Assessment and any subsequent necessary surveys. The allotment gardens on MK11,

however, are likely to have higher ecological value with insects, birds, and potentially reptiles (e.g. compost heaps are a common habitat for grass snakes).
Other (floodplain, PRoW): No PRoW, TPO etc

Site Reference: MK12A	**Settlement: Mickleton**

Description: The site is an arable field, bounded by a hedgerow to the north and east. Several tall conifer trees form the western boundary, some of which have been cut back to their base recently. The field is accessed from the south-west corner onto Broad Marston Road.

There is a single bungalow in the south-east corner and a former commercial plant nursery, which occupies a 40m deep band across the remainder of the southern boundary and contains a former commercial greenhouse, some small agricultural buildings and an area now used to grow Christmas trees. This part of the site is accessed by a track running along the southern boundary.

The site is surrounded by arable farmland to the north and west and a horse paddock to the south. There is another large greenhouse adjacent to the south-west boundary which is screened by a tall conifer hedge. Broad Marston Road is adjacent to the north-eastern boundary with the recently completed 90 dwelling Oak Grove development opposite.

The parcel is not located within the Cotswolds National Landscape or neighbouring Special Landscape Area (SLA). Given the proximity and local context, the parcel is considered to be within the setting of the National Landscape at the foot of Meon Hill. Parcel MK12 contributes to the rural setting of Mickleton by virtue of its generally undeveloped agricultural character.

Evaluation:	**MEDIUM-LOW SENSITIVITY**

Justification:

The parcel's landscape sensitivity to development is derived from its existing rural context and its location on the edge of the settlement. Although the land use of the parcel is characteristic of the locality, detractors are present within and around the parcel. The neighbouring settlement edge is present to the east and has an influence on the parcel. The presence of the modern residential estate to the east would limit development in the parcel appearing as ribbon development extending along a minor road into the wider landscape. Two recently built detached dwellings are present within the eastern site boundary and these also have a bearing on the character of the parcel. The boundaries are of varying quality. The removal of the conifer tree belt along the western boundary is considered to be positive. However, new characteristic planting is required. Development of the parcel would provide an opportunity to deliver robust Green Infrastructure features that also soften the transition between the settlement and wider landscape. The parcel should be considered within a wider strategy for the area so as not to provide inappropriate boundary features.

Landscape Context:	
National Character Area:	NCA 106: Severn and Avon Vales
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	VE1C: Mickleton Vale Fringe
Historic Landscape Character:	-
Constraints/Designations:	

Landscape: Not within the Cotswolds National Landscape. Norton Hall Special Landscape Area is located to the west.
Historic: No heritage designations within the parcel or the immediate vicinity. The Mickleton Conservation Area is located a short distance to the east.
Biodiversity: the field in the northern part of the site is arable farmland which is likely to have lower biodiversity value, although the hedgerows the bound the site are likely to provide habitat for nesting birds and other wildlife. There is also a small brook running along the western and northern boundary and a drainage ditch alongside the eastern boundary, which are likely to have higher biodiversity value.
The Christmas tree plantation in the southern part of the site is also unlikely to have significant biodiversity value. The buildings in the south-west, however, may contain bats. The hedgerow running along the southern boundary is also likely to act as a wildlife corridor.
Other (floodplain, PRoWS): No PRoW, TPO etc

Site Reference: MK13	Settlement: Mickleton
Description: The site is in mixed use. It contains a plant nursery / garden centre (Tops Plants Nursery) in the central-southern part of the site. The plant nursery also has several large greenhouses. A Public Right of Way (Mickleton Footpath 12) cuts east to west through the centre of the site. Adjacent to this public footpath is the storage area for the plant nursery. This area also contains a large telephone mast. The south-west of the site contains a small orchard and a grassed area. This is segregated from the agricultural land to the west by a conifer hedge. The south-eastern part of the site contains a bungalow (Sunnybrook), which is set back from Broadway Road by a large, grassed area. This plot is segregated from the plant nursery by an outgrown hedgerow. Access is provided to Broadway Road via a track running along the eastern boundary of the site. The northern part of MK13 is a field in agricultural use. This is segregated from the plant nursery to the south by a dense overgrown hedgerow. There is also a copse of semi-mature trees located in the eastern part of the site, to the north of the public right of way. This field has been subdivided into three by post and rail fencing. The south-eastern and south-western boundaries of MK13 have an irregular shape, as these boundaries exclude several houses that have been built or have extant planning permission. The site is surrounded by arable farmland to the west; a large dwelling in extensive grounds to the north-west; pastoral farmland to the north; the recently completed 70 dwelling Cotswold Edge development to the east, which has a landscape buffer between the site and this development; and Broadway Road (B4632) to the south with agricultural land beyond. The parcel is not located within the Cotswolds National Landscape or neighbouring Special Landscape Area (SLA). The National Landscape abuts parcel MK13 along its southern boundary. The neighbouring Norton Hall SLA is present along the western boundaries of MK13. Given the proximity and local context, the parcel is considered to be within the setting of the National Landscape at the foot of Meon Hill.	
Evaluation:	**Overall Rating: MEDIUM-LOW TO MEDIUM SENSITIVITY**
Justification: The parcel's landscape sensitivity to development is derived from its combination of rural and developed character and its location on the edge of the settlement. Over half of the parcel is developed and used as a plant nursery. The north of the parcel has an agricultural character that links it with the wider rural context. The adjacent settlement edge is present to the east and has an influence on the parcel. Due to development and activity within and adjacent to the parcel residential development is unlikely to appear as an incongruent addition to the local landscape. The boundaries are considered to be	

relatively weak. Development of the parcel would provide an opportunity to deliver robust Green Infrastructure features that also soften the transition between the settlement and wider landscape. The footpath that crosses the parcel would need to be accommodated within any proposal and could represent an attractive feature that promotes activity and connectivity with the wider landscape. The parcel should be considered within a wider strategy for the area so as not to provide inappropriate boundary features.

Landscape Context:

National Character Area:	NCA 106: Severn and Avon Vales
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	VE1C: Mickleton Vale Fringe
Historic Landscape Character:	-

Constraints/Designations:

Landscape: Not within the Cotswolds National Landscape but does abut its boundary on the southern side of parcel MK13. Norton Hall Special Landscape Area is located to the west.

Historic: No heritage designations within the parcel or the immediate vicinity. The Mickleton Conservation Area is located a short distance to the east.

Biodiversity: the plant nursery is unlikely to have significant biodiversity value. However, the woodland copse in the central eastern part of the site and the deep hedgerow running along the north-eastern boundary are both identified as Priority Habitat (deciduous woodland). Furthermore, the hedgerow separating Sunnybrook from the plant nursery and the hedgerow running along the northern boundary of the plant nursery are both likely to also have higher biodiversity value. There is also a drainage ditch running along the eastern boundary of the site, which flows northwards through MK18.

Other (floodplain, PRoWS): Mickleton Footpath 12 is present within parcel MK13.

Site Reference: MK14	**Settlement:** Mickleton
Description: The site lies to the south of Mickleton, north of Bakers Hill, and comprises two pastoral fields separated by a central hedgerow. A hedgerow and mature trees define the roadside boundary, with a small woodland block located beyond the south-eastern corner. To the north-west, the site adjoins existing residential development on Ballards Close, while to the north, it is overlooked by the Mickleton Conservation Area, with the Church of St Lawrence (Grade I listed) visible in views across the landscape. The site sits on a rising valley slope, with land rising southwards away from the settlement edge. Its open pastoral fields form part of the village's wider rural setting, contributing to the transition between the built-up area and the open countryside. The site is visible from access gaps along the road and through filtered views from Public Footpath 22 to the north. The surrounding area retains a tranquil, rural character, distinct from the built form of Mickleton. The site lies within the Unwooded Vale Landscape Character Type (LCT) and more locally the Vale of Evesham Fringe Landscape Character Area (LCA 19D), a gently undulating pastoral landscape characterised by large, hedged fields and broad transitional edges between village and countryside. It also forms part of the Cotswolds National Landscape, where open vale farmland, historic character, and rural tranquillity contribute to the area's special qualities.	
Landscape Sensitivity:	
Physical character (inc. topography and scale)	Occupies a rising slope forming part of the valley side; large in scale relative to the settlement and physically prominent in the local landscape.
Natural Character	Pastoral grassland and hedgerows contribute to the rural setting and provide biodiversity value.
Historic landscape character	Located to the south of the Mickleton Conservation Area and within the wider setting of the Church of St Lawrence (Grade I); forms part of the village's historic rural backdrop.
Form, density, identity and setting of existing settlement/development	Adjoins existing development on Ballards Close to the north-west but would extend up the slope, creating an incongruous and expansive extension that departs from the settlement's structure and form.
Views and visual character including skylines	Rising landform makes the site visible from the south and in filtered views from Footpath 22 and local roads; any development would appear on the slope and potentially intrude into the skyline.
Access and recreation	No PRoWs cross the site; Footpath 22 to the north provides intermittent views.
Perceptual and experiential qualities	Tranquil and open pastoral setting with a strong sense of separation from the village; development would reduce rural qualities and perceptual integrity.

Evaluation:	**HIGH SENSITIVITY**
Justification: MK14 is assessed as having High sensitivity, reflecting its prominent position on the rising valley slope, large scale relative to the settlement, and open rural character. The site forms part of Mickleton's southern setting, contributing to the distinct visual and physical transition between the village and the wider countryside. Development would extend built form beyond the established edge, including Ballards Close to the north-west, appearing incongruous and intrusive on the elevated hillside. The site also contributes to the setting of the Mickleton Conservation Area and the Church of St Lawrence (Grade I listed), both visible in views from the north and integral to the historic landscape context of the settlement. While natural and historic sensitivities are moderate, the topographic prominence, visual exposure, and perceptual qualities of openness and tranquillity elevate overall susceptibility to change. As part of the Cotswolds National Landscape, the site reinforces the special qualities of rural tranquillity, scenic value and the interplay between settlement and surrounding farmland.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Unwooded Vale LCT
Landscape Character Area:	LCA 19D Vale of Evesham Fringe
Historic Landscape Character:	Pastoral enclosures on rising valley slopes forming part of the rural setting of Mickleton and the Church of St Lawrence (Grade I).
Constraints/Designations:	
Landscape: Cotswolds National Landscape	
Historic: Within the wider setting of the Mickleton Conservation Area and Church of St Lawrence (Grade I Listed).	
Biodiversity: Boundary hedgerows and trees provide ecological value.	
Other (floodplain, PRoWS): Footpath 22 to the north provides filtered public views; not within Flood Zones 2 or 3.	

Site Reference: MK15	**Settlement: Mickleton**

Description:
The site is located to the north-east of Mickleton on gently descending land, which falls towards a brook to the east. It sits at the foot of Meon Hill to the east. The eastern boundary of MK15 abuts the boundary of the Cotswolds National Landscape.
The site is predominantly fields used for arable and pastoral farming.

It is neighboured by the recently completed housing development on the former Meon Hill Nursery to the south-west; Stratford Road (B4632) to the west with countryside beyond; an industrial area along part of the northern boundary (Leosheds – garden storage buildings) and countryside beyond; open countryside to the east; and the built up area of Mickleton to the south.

The parcel is not located within the Cotswolds National Landscape, although MK15 abuts its boundary on its eastern side. Given the proximity and local context, the parcel is considered to be within the setting of the National Landscape at the foot of Meon Hill.

The parcel contributes to the rural setting of Mickleton, particularly the northern approach into the village from Stratford Road, the eastern approach from the Heart of England Way national trail, and from views into the village from the National Landscape to the east, notably from Meon Hill.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:
This parcel is characterised as open agricultural land located within the rural landscape. It is detached from the settlement of Mickleton and protrudes further into the landscape than the other assessed parcels. There is no existing context to justify such a protrusion. The Cotswolds National Landscape abuts the eastern boundary of the parcel and attention would need to be given to its recognised special qualities. A public footpath bisects the parcel and provides access to footpaths within the National Landscape. Development of the parcel would weaken the rural approach to the settlement given it has no existing settlement context and is fully characterised as part of the rural landscape. Development of the parcel is not considered to be appropriate from a landscape and visual perspective.

Landscape Context:

National Character Area:	NCA 106: Severn and Avon Vales and 107: Cotswolds
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	VE1C: Mickleton Vale Fringe
Historic Landscape Character:	-

Constraints/Designations:
Landscape: Not within the Cotswolds National Landscape but does abut the boundary on the eastern side of parcel MK15.
Historic: No heritage designations within the parcels or the immediate vicinity. The Mickleton Conservation Area is located a short distance to the south.

Biodiversity: The site is predominantly used for crop production, which is unlikely to have significant biodiversity value. This will need to be confirmed by the Preliminary Ecological Assessment and any subsequent necessary surveys.
Other (floodplain, PRoW): Mickleton Footpath 5 is present within parcel MK15. This footpath is also identified as part of the promoted Heart of England Way long distance footpath route. No TPO.

Site Reference: MK16	**Settlement:** Mickleton

Description:

MK16 comprises a small pastoral field located off Broad Marston Road to the north of Mickleton. The parcel is physically and perceptually separated from the main body of the settlement and lies beyond the defined settlement boundary, reading clearly as part of the surrounding open countryside.

The site is relatively flat pastoral field bound by post and rail fencing. It is visually associated with the wider agricultural landscape that surrounds Mickleton.

Public Footpath 1 runs along the eastern edge of the site, providing visibility into the parcel and contributing to its recreational and experiential value. Beyond the site, the landscape remains predominantly agricultural in character with scattered farmsteads and rural buildings typical of the vale fringe landscape.

If developed independently, the parcel would be disconnected from the existing settlement and would create an isolated area of built form into the countryside that would appear incongruous with the established settlement pattern of Mickleton.

The site lies outside Flood Zones 2 and 3 and is not closely associated with designated heritage assets. It falls within the Unwooded Vale Landscape Character Type and the VE1C Mickleton Vale Fringe Landscape Character Area, which is characterised by open agricultural landscapes forming the transitional edge between settlements and the wider countryside. Historic landscape character is typical of enclosed former agricultural land reflecting organised field patterns of the vale fringe.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

MK16 forms part of the open agricultural landscape to the north of Mickleton and is clearly separated from the main settlement. Although the site itself is relatively small and simple in character, its location within the wider countryside and its separation from the settlement increase its susceptibility to change.

The presence of PRoW Footpath 1 along the eastern boundary increases public visibility and reinforces the site's role within the rural landscape. Development would introduce built form into a location that currently reads as part of the wider agricultural landscape rather than the settlement edge.

While the limited scale of the parcel slightly moderates potential landscape effects, the site's disconnected location and contribution to the countryside setting of Mickleton result in an overall judgement of Medium landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 106 – Severn and Avon Vales

Landscape Character Type:	Unwooded Vale
Landscape Character Area:	VE1C Mickleton Vale Fringe
Historic Landscape Character:	Enclosed former agricultural land reflecting organised enclosure patterns typical of vale fringe landscapes.
Constraints/Designations: Landscape: Outside the Cotswolds National Landscape but within its wider setting Historic: None identified Biodiversity: Boundary trees Other (floodplain, PRoWS): PRoW Footpath 1 to the east of the site; Not within Flood Zones 2 or 3.	

Site Reference: MK17	**Settlement:** Mickleton

Description:

MK17 is located on the northern edge of Mickleton to the east of Broad Marston Road and immediately north of existing residential development. The site comprises a small-scale linear arable field enclosed by hedgerows and semi-mature trees, forming a relatively contained parcel at the edge of the settlement.

The field is relatively flat and defined by strong vegetated boundaries which provide a degree of enclosure and limit wider views into and out of the site. The parcel reads as part of the immediate rural edge to Mickleton, although the narrow and linear form means it is visually associated with the existing settlement edge along Broad Marston Road.

Development of the site would extend the settlement further north; however, due to the scale of the parcel and its relationship with the existing settlement edge, built form would not be entirely out of context with the established settlement pattern or scale.

Public Footpath 1 crosses the site north–south providing recreational access through the parcel.

The site lies outside Flood Zones 2 and 3 and is not closely associated with designated heritage assets. The parcel sits within the Unwooded Vale Landscape Character Type and the VE1C Mickleton Vale Fringe Landscape Character Area.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

MK17 forms part of the immediate agricultural edge to Mickleton and is defined by strong vegetated boundaries that provide enclosure and landscape structure. The narrow linear form of the parcel and its close relationship with the existing settlement edge mean that development would not be entirely incongruous with the current settlement pattern.

Although the site retains rural characteristics and includes a PRoW that increases recreational value, its enclosure and proximity to existing development moderate the potential landscape effects. The presence of mature hedgerows and tree belts contributes positively to local landscape character but would also provide potential screening.

On balance, the combination of landscape features, containment and relationship with the existing settlement edge results in an overall judgement of Medium landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 106 – Severn and Avon Vales
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	VE1C Mickleton Vale Fringe

Historic Landscape Character:	Enclosed former agricultural land reflecting organised enclosure patterns typical of vale fringe landscapes.
Constraints/Designations: Landscape: None identified Historic: None identified Biodiversity: Strong tree belts and hedgerows along the site boundaries. Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. PRoW Footpath 1 crosses the site north–south.	

Site Reference: MK18	**Settlement: Mickleton**

Description: Most of the site is two fields, which have been subdivided with post and rail fencing to create pony paddocks. The central-northern part of the site contains a large Dutch barn and storage areas for machinery and stables. The eastern part of the site contains a detached house (Foxwold House), which sits within a large garden.

A brook runs along the western half of the southern boundary and then northwards through the centre of the site. A public right of way (Mickleton Footpath 10) enters the site in the north-west corner and runs along the western boundary and part of the southern boundary, before cutting southwards into the recently completed 70 dwelling Cotswold Edge development to the south.

The site is surrounded to the north by arable farmland, a former plant nursery and a bungalow; pastoral farmland to the west; the Cotswold Edge housing development to the south, which includes a landscape buffer between new housing and the site; and Broad Marston Road to the east with further housing development beyond.

The parcel is not located within the Cotswolds National Landscape or neighbouring Special Landscape Area (SLA). Given the proximity and local context, the parcels are considered to be within the setting of the CNL at the foot of Meon Hill.
Parcel MK18 contributes to the rural setting of Mickleton by virtue of its generally undeveloped agricultural character. This is interspersed with low density scattered residential development.

Evaluation:	**MEDIUM-LOW SENSITIVITY**

Justification:
The landscape sensitivity to development of this parcel is derived from its existing character. Land use within the parcel is divided between agricultural and residential use. Two of the boundaries are entirely enclosed by residential development (south and east) while one boundary has some residential influences also present (north). This surrounding context encloses the eastern half of the parcel and gives it a remnant feel. The west of the parcel is more open and recognisable as part of the wider agricultural landscape. The boundaries are considered to be relatively weak. Development of the parcel would provide an opportunity to deliver robust Green Infrastructure features that also soften the transition between the settlement and wider landscape. The parcel should be considered within a wider strategy for the area so as not to provide inappropriate boundary features.

Landscape Context:

National Character Area:	NCA 106: Severn and Avon Vales
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	VE1C: Mickleton Vale Fringe
Historic Landscape Character:	

Constraints/Designations:
Landscape: Not within the CNL. Norton Hall Special Landscape Area is located to the west.

Historic: No heritage designations within the parcel or the immediate vicinity. The Mickleton Conservation Area is located a short distance to the east.
Biodiversity: the barns within the site may accommodate some wildlife such as bat roosts, swallow nests, etc. There may be some biodiversity associated with the house and its garden within the east of the site. The grazed pasture may also contain some biodiversity value.
The brook running along the south-western boundary and northwards through the centre of the site is likely to have higher ecological value and will likely be a wildlife corridor. There are also two ponds immediately to the south of the site, which again may have wider ecological implications for this site.
Other (floodplain, PRoWS): Mickleton Footpath 10 is present within parcel MK18.

Site Reference: MK19	**Settlement: Mickleton**

Description:

MK19 comprises a relatively flat arable field located to the north of Mickleton, east of Broad Marston Road. The site is physically and perceptually disconnected from the main settlement and lies beyond the defined settlement boundary. It reads clearly as open countryside.

The western boundary is defined by Norton Brook, with mature trees and riparian vegetation reinforcing a strong green corridor. Flood Zones 2 and 3 extend along the eastern edge of the site in association with the brook corridor. Beyond the brook, land rises gently to the west, strengthening the sense of separation from the settlement.

The site is set back from Broad Marston Road by a domestic parcel containing residential buildings and greenhouses, which provide partial screening from the highway. Boundaries are largely defined by mature trees and hedgerows, with a block of conifers located in the south-eastern corner. Small pylons run north–south along the eastern boundary. Existing residential properties are visible to the south, though these are separated by intervening vegetation.

There is no public access within the site itself. Though PRoW Footpath 10 runs beyond the southern boundary and would afford filtered views into the parcel. The site is not located within or adjacent to the Conservation Area and is not closely associated with listed buildings.

The site lies within the Unwooded Vale Landscape Character Type, specifically the VE1C Mickleton Vale Fringe Landscape Character Area. The landscape is characterised by relatively flat to gently undulating agricultural land forming the transitional fringe between settlement and wider countryside. Historic Landscape Character is consistent with enclosed former agricultural land reflecting organised field patterns typical of the vale fringe.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

MK19 occupies a detached countryside position to the north of Mickleton and makes a clear contribution to the rural setting of the settlement. Although the landform is relatively flat and the field itself contains limited landscape features, the presence of Norton Brook and associated riparian vegetation strengthens natural character and reinforces the perception of separation from the built-up area.

Development would extend the settlement beyond its established northern edge into land that currently reads as open countryside. The site's separation from the Conservation Area and absence of direct heritage constraints moderates historic sensitivity. However, its settlement-edge role, perceptual qualities, and visibility from nearby PRoWs elevate overall susceptibility.

On balance, the combination of countryside character and extension beyond the settlement boundary supports an overall judgement of Medium-High landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 106 – Severn and Avon Vales
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	VE1C Mickleton Vale Fringe
Historic Landscape Character:	Enclosed former agricultural land reflecting organised enclosure patterns
Constraints/Designations: Landscape: None identified Historic: None identified Biodiversity: Riparian corridor along Norton Brook and site boundary trees and shrubs. Other (floodplain, PRoWS): Flood Zones 2 and 3 along eastern boundary; PRoW Footpath 10 beyond southern boundary.	

Site Reference: MK20B	**Settlement: Mickleton**
Description: The site predominantly comprises two pastoral fields, which are defined internally by post and rail fencing. The south-west corner contains a large, detached dwelling sitting within extensive grounds. A public right of way (Mickleton Footpath 10) runs inside the northern boundary before crossing into MK18 and running parallel to the eastern boundary. The eastern boundary also contains a 10m thick strip containing recently planted trees. The site is surrounded by farmland on all sides, although it is closely related to MK18 and MK13 and would be surrounded by development to the south and east should these sites come forward. The parcel is not located within the Cotswolds National Landscape or the neighbouring Norton Hall Special Landscape Area (SLA). The SLA is present along the western boundary of the site. Given the proximity and local context, the parcel is considered to be within the setting of the National Landscape. The site contributes to the rural setting of Mickleton by virtue of its generally undeveloped agricultural character. This is interspersed with low density scattered residential development.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: This parcel is characterised as a agricultural land and associated buildings. One detached dwelling is located within the south west of the parcel. The parcel is located within a rural landscape and is detached from the settlement of Mickleton and protrudes further into the landscape than the other assessed parcels. There is no surrounding context to justify such a protrusion. The Norton Hall SLA abuts the western boundary, and attention would need to be given to its recognised special qualities. A public footpath crosses the northern boundary (Mickleton Footpath 10) and two other public footpaths cross the south of the site (Mickleton Footpaths 11 and 12), which provide access to footpaths within the wider landscape. Development of the parcel would weaken the rural approach to the settlement given it has no existing settlement context and is characterised as part of the rural landscape. If the parcel were to be considered for residential development then it would need to be as part of a wider strategy for the area. This would need to deliver robust Green Infrastructure features that soften the transition between the settlement and wider landscape. This provision would also need to provide public and biodiversity benefit.	
Landscape Context:	
National Character Area:	NCA 106: Severn and Avon Vales
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	VE1C: Mickleton Vale Fringe

Historic Landscape Character:	-

Constraints/Designations:

Landscape: Not within the Cotswolds National Landscape. Norton Hall Special Landscape Area is located to the west.

Historic: No heritage designations within the parcel or the immediate vicinity. The Mickleton Conservation Area is located a short distance to the east.

Biodiversity: The pastoral fields within this site are unlikely to have high biodiversity value. However, a brook (Norton Brook) runs 30m to the north-west of the site. The brook is lined with dense deciduous woodland. There is a drainage ditch and a hedge which runs along the northern boundary of MK20B, which feeds into the brook. This is likely to be a wildlife corridor.

The garden of the house in the south-west corner of the site may have some biodiversity value, and the biodiversity of the field in the south-west corner is likely to increase when the trees become more established. Similarly, the 10m band of tree planting which runs along the eastern boundary is also likely to increase in biodiversity value as the trees become more established.

Other (floodplain, PRoWS): Mickleton Footpaths 10, 11 and 12 are present within parcel MK20B.

Site Reference: MK21	**Settlement: Mickleton**

Description:

MK21 comprises a flat arable field located to the east of Broad Marston Road and north of Mickleton. The site is physically and perceptually disconnected from the main body of the settlement and lies beyond the defined settlement boundary, reading clearly as open countryside.

The parcel is defined by trees along some boundaries; however, most edges remain open, resulting in an exposed character and a strong sense of countryside. A small tree copse is located centrally within the site, providing a modest landscape feature within an otherwise open and expansive field structure.

Public Footpath 1 runs north–south through the site, increasing public visibility and recreational value. The landscape is generally flat across the parcel, with land rising further east towards the slopes of the Cotswolds National Landscape. Scattered residential properties are located to the east along Long Marston Road, together with agricultural barns and farmsteads within the wider rural landscape.

The site does not fall within Flood Zone 2 or 3 and is not closely associated with designated heritage assets. It lies within the Unwooded Vale Landscape Character Type, specifically the VE1C Mickleton Vale Fringe Landscape Character Area, characterised by open agricultural fields forming the transitional fringe between settlement and wider countryside. Historic Landscape Character is typical of enclosed former agricultural land reflecting organised field patterns of the vale fringe.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

MK21 occupies an open and exposed countryside position north of Mickleton and forms part of the settlement's wider rural setting. Although the site itself is relatively simple in character and contains few distinctive landscape features, its openness, separation from the settlement, and visibility from PRoW Footpath 1 significantly elevate its susceptibility to change.

Development would introduce built form into a clearly defined rural landscape, extending the settlement beyond its established edge and altering the current perception of openness. The absence of substantial containment and the site's exposed nature mean that built form would be readily perceptible in views from the surrounding road network and recreational routes.

Taken together, the site's open and exposed location, settlement-edge role, and visibility support an overall judgement of Medium-High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 106 – Severn and Avon Vales

Landscape Character Type:	Unwooded Vale
Landscape Character Area:	VE1C Mickleton Vale Fringe
Historic Landscape Character:	Enclosed former agricultural land reflecting organised enclosure patterns typical of vale fringe landscapes.
Constraints/Designations: Landscape: Outside the Cotswolds National Landscape but within its wider setting Historic: None identified Biodiversity: Boundary trees and small tree copse within site Other (floodplain, PRoWS): PRoW Footpath 1 crosses the site; Not within Flood Zones 2 or 3.	

Site Reference: MK22	**Settlement:** Mickleton

Description:

MK22 is located on the northern edge of Mickleton to the west of Stratford Road and north of the parcel identified as MK17. The site comprises a medium scale arable field enclosed by hedgerows and semi-mature trees along its boundaries.

The field is relatively flat and retains a simple agricultural structure typical of the vale fringe landscape. Boundary vegetation provides some enclosure, although the scale of the field means that the parcel remains visually connected to the wider agricultural landscape surrounding Mickleton.

The site forms part of the rural setting to the settlement and lies beyond the established built edge. Development within the parcel would extend the settlement further north into the surrounding countryside.

The parcel is not located within the Cotswolds National Landscape or neighbouring Special Landscape Area (SLA). Given the proximity and local context, the parcels are considered to be within the setting of the CNL at the foot of Meon Hill.

The site lies outside Flood Zones 2 and 3, has no PRoWs crossing it and is not closely associated with designated heritage assets. The parcel sits within the Unwooded Vale Landscape Character Type and the VE1C Mickleton Vale Fringe Landscape Character Area, which is characterised by open agricultural landscapes forming the transitional fringe between settlement and countryside.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

MK22 forms part of the agricultural landscape at the northern edge of Mickleton. Although the parcel is larger than adjacent fields closer to the settlement, its character remains typical of the vale fringe agricultural landscape.

The site contributes to the rural setting of the village with development extending the settlement beyond its established edge and altering the current perception of openness, especially if developed in isolation.
Boundary vegetation provides some containment and structure which limits visual impact from surrounding lanes and PRoWs.

Overall, the site is considered to have Medium landscape sensitivity, reflecting its agricultural character, relationship with the settlement edge and limited visibility.

Landscape Context:	
National Character Area:	NCA 106 – Severn and Avon Vales
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	VE1C Mickleton Vale Fringe

Historic Landscape Character:	Enclosed former agricultural land reflecting organised enclosure patterns typical of vale fringe landscapes.
Constraints/Designations: Landscape: None identified, though within the setting of the Cotswolds National Landscape Historic: None identified Biodiversity: Strong tree belts and hedgerows along the site boundaries. Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. No PRoWs on site.	

Site Reference: MK23	**Settlement:** Mickleton
Description: MK23 is located on the northern edge of Mickleton to the east of Broad Marston Road. The site comprises a medium scale arable field forming part of the agricultural landscape that surrounds the village. The field is relatively flat and characterised by a simple arable structure typical of the vale fringe landscape. Boundary vegetation is limited in places, resulting in an open character. In particular, views from Broad Marston Road allow clear visibility across the site, towards the National Landscape reinforcing its role as part of the open countryside beyond the settlement edge. The parcel contributes to the rural setting of Mickleton and reads as part of the wider agricultural landscape beyond the established built form of the village. Development within the site would extend the settlement further north and alter the current perception of openness, particularly if brought forward in isolation. The parcel is not located within the Cotswolds National Landscape or neighbouring Special Landscape Area (SLA). Given the proximity and local context, the parcels are considered to be within the setting of the CNL at the foot of Meon Hill. Public Footpath 1 runs through the site north–south, increasing public interaction with the landscape and providing open views across the field. The site lies outside Flood Zones 2 and 3 and is not closely associated with designated heritage assets. The parcel sits within the Unwooded Vale Landscape Character Type and the VE1C Mickleton Vale Fringe Landscape Character Area, which is characterised by open agricultural fields forming the transitional landscape between settlement and the wider countryside.	
Landscape Sensitivity:	
Physical character (inc. topography and scale)	Medium scale arable field with simple structure and relatively limited landform variation.
Natural Character	Boundary hedgerows and trees provide landscape structure and ecological value.
Historic landscape character	Typical enclosed agricultural field pattern with limited evidence of historic landscape features.
Form, density, identity and setting of existing settlement/development	Development would extend the settlement beyond its established northern edge and into open countryside.
Views and visual character including skylines	Limited boundary vegetation results in open views across the site from Broad Marston Road and the PRoW.
Access and recreation	PRoW Footpath 1 provides some recreational value.

Perceptual and experiential qualities	The site contributes to the openness and rural character at the edge of Mickleton.
Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

MK23 forms part of the open agricultural landscape on the northern edge of Mickleton and contributes to the rural setting of the settlement. The limited boundary vegetation results in a more exposed character than neighbouring parcels, particularly in views from Broad Marston Road and from the PRoW that crosses the site.

Development would extend the settlement beyond its established edge and alter the perception of openness within the surrounding countryside, particularly if the site were developed in isolation. The parcel therefore plays a role in maintaining the rural character and landscape transition between the village and the wider agricultural landscape.

While the site itself is typical of the vale fringe agricultural landscape and contains relatively few distinctive features, its openness, visibility and role in defining the settlement edge increase its susceptibility to change.

Overall, the site is considered to have Medium-High landscape sensitivity, reflecting its agricultural character, relationship with the settlement edge and limited visibility.

Landscape Context:	
National Character Area:	NCA 106 – Severn and Avon Vales
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	VE1C Mickleton Vale Fringe
Historic Landscape Character:	Former enclosed former agricultural land with limited historic features remaining.

Constraints/Designations:
Landscape: None identified, though within the setting of the Cotswolds National Landscape
Historic: None identified
Biodiversity: Boundary trees in some locations.
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. PRoW 1 crosses the site north-south.

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 25 – Moreton-in-Marsh

COTSWOLD
District Council

Settlement character

1.1 Moreton-in-Marsh is located in a broad vale at the junction of the A429 Fosse Way and the A44 Evesham-Chipping Norton Road shown by Figure M1. It is one of only two towns in Cotswold District that has a railway station.

1.2 The town was founded in the Thirteenth Century and it's growth was based on trade as a result of its strategic location.

1.3 The main feature of the town is the broad High Street which has a strong sense of enclosure due to the continuous terraces of historic buildings on either side of the street. The oldest part of the town is located south of Oxford Street and east of the Fosse Way. This is known as the 'Old Town' and is centred around St David's Church which is the key landmark within the Town.

1.4 Moreton-in-Marsh is strongly divided by the railway with only the A44 London Road connecting the two parts. The strip of land immediately to the east of the railway corresponds with the 'floodplain' of the Evenlode and is substantially free of development creating green corridors which enter the town from the south and the north. These corridors are important green spaces within the town.

1.5 Moreton has sustained substantial amounts of 20c development. This is predominantly located to the south of the Old Town either side of the railway. Approaching the town from the south, modern housing estate development forms a relatively abrupt linear edge to the town. Similarly, the approach from the east has been substantially suburbanised. However, the western edge of the town has less modern development and has retained a visually permeable and more vegetated character.

1.6 To the north east is the substantial site of the Fire Services College on the site of an old airfield. The college is of national and international importance for the training of firemen. It comprises a building complex, runways with various structures such as buildings, planes, trains and boats for practicing putting out fires, all surrounded by tree belts which largely screen activities from wider view.

Landscape Character

1.7 Moreton-in-Marsh lies within the 'Cotswolds' National Landscape Character Area 107 as defined by the Countryside Agency. The settlement lies in the Pastoral Lowland Vale type with the Vale of Moreton LCA to the west of the railway (within the National Landscape) and the Upper Evenlode Vale LCA to

the east. The Vale of Moreton Farmed Slopes LCA rise some way to the west affording distant views over the town.

1.8 Moreton-in-Marsh is set on poorly drained boulder clay and hence the town's name. Today, however, little of the original marsh remains apart from a small area to the east of the railway line to the south of the town which is reminiscent of the original state of the local landscape. The landscape around the town can be considered as four areas, described below.

1.9 The area to the west of the town is within the National Landscape and slopes gently up to the High Wold at Bourton-on-Hill to the west. The area is characterised by smaller fields than exist on the flatter land to the east of Moreton. Hedges are comparatively more wooded with numerous large hedgerow oaks giving areas around the settlement edge an almost parkland quality.

1.10 To the north of the town is a 'quadrant' of flat or gently crowned arable land and pasture lying between Batsford Road and Todenham Road, straddling the railway and the Fosse Way. This land is open countryside appearing isolated from the settlement. There are generally larger fields with fewer trees and hedges.

1.11 By contrast, the area to the north-east of the town is highly influenced by the urban area being surrounded by linear development along Todenham Road to west, the town and station to the south and the Fire Services College to the east. The area consists of large flat arable fields with low hedges and some large hedgerow trees. The Evenlode Brook runs through the area.

1.12 The eastern margin of the town consists of flat to very gently rolling land with hedges and occasional woodland belts and hedgerow trees. The area to the immediate east of the railway line comprises the floodplain of the Evenlode and is an open area with some managed land and a marshy area previously referred to. This area extends into the urban area and is an important green corridor penetrating into the town.

Relationship of settlement with landscape

1.13 The settlement has the following key relationships with the surrounding landscape:

Positive

- The 'green wedges' and corridors entering the town are important providing strong visual and physical linkages between the urban area and the rural context.
- The open and visually permeable western edge of the town and its relationship to the rural landscape of the National Landscape is also important.
- Views to the church spire are significant, particularly when viewed along the green wedges previously referred to giving a strong sense of the raison d'être of the original siting of the town away from the lowest flood prone land.

Negative

- The abrupt, linear edge of the town when approaching from the south generally does not accord with the traditional permeable relationship between settlement and landscape although it is beginning to be mitigated by maturing garden vegetation with time.
- The approach from the east is substantially suburbanised and slightly sprawling. This impression is emphasised by the Fire Services College and the industrial estate, both of which extend the towns urbanising influence substantially to the east of the town.
- The disruption of views to the church by abrupt and unsympathetic housing edges, for example from Evenlode Road.

Landscape sensitivity considerations

1.14 The western edge of the town is within the National Landscape which is of National Landscape Importance and indicates the link between the settlement and the rising slopes to the west. To the north and south the landscape has been designated as a Special Landscape Area in recognition of the more subtle character and qualities of the landscape.

1.15 The ability of the landscape to accommodate development on the western side of the town is constrained by the character and scale of the landscape including the link to the slopes to the west, and the importance of maintaining the visually permeable relationship between settlement and rural context.

1.16 The green wedges which enter the town from the north and south are important to its urban form and relationship with the landscape and river corridor and should not be developed.

1.17 The larger scale brownfield and arable and pasture land to the east and south of the town respectively have some potential to accept appropriate development.

Constraints to be taken into account

1.18 The constraints are shown on Figure M2 and M3 and are summarised below.

- National Landscape west of the railway
- SLA to the north and south of the town
- Elis's Plantation and Lemington Heath Key Wildlife Site on the eastern side of the Fire Services College
- Monarch's Way and Diamond Way which run primarily on the western edge of the settlement
- The floodplain of the Evenlode

1.19 There is also some Grade 2 agricultural land to the south west of the town.

Areas where development is not suitable

1.20 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- The western margin of the town (within the National Landscape) should not be developed due to the character of the landscape and the settlement's relationship to its agricultural setting.
- The two green wedges entering the town from the north and south should be avoided to retain the close relationship between the town and its agricultural setting, protect views to the church and maintain the floodplain/valley floor free of development.
- The open countryside to the north of the town which currently relatively unspoilt, rural and open and has limited connection to the town should remain undeveloped.
- Key Wildlife Site in the Fire Service College.

Suggested environmental improvements

1.21 The following areas would benefit from environmental improvement:

- The environment of the Cotswold Business Park would benefit from further landscape infrastructure planting.
- The 'green wedge' of the Evenlode alongside the railway would benefit from improved management to develop its landscape and recreational

potential. This might include increased riparian tree planting. In the long term opportunities should be sought to link the area to the 'wedge' to the north.

- The southern edge of the town would benefit from substantial planting to soften (but not necessarily screen) the harsh edge to development.

Figure MM1: Context and Landscape Character Types and Areas

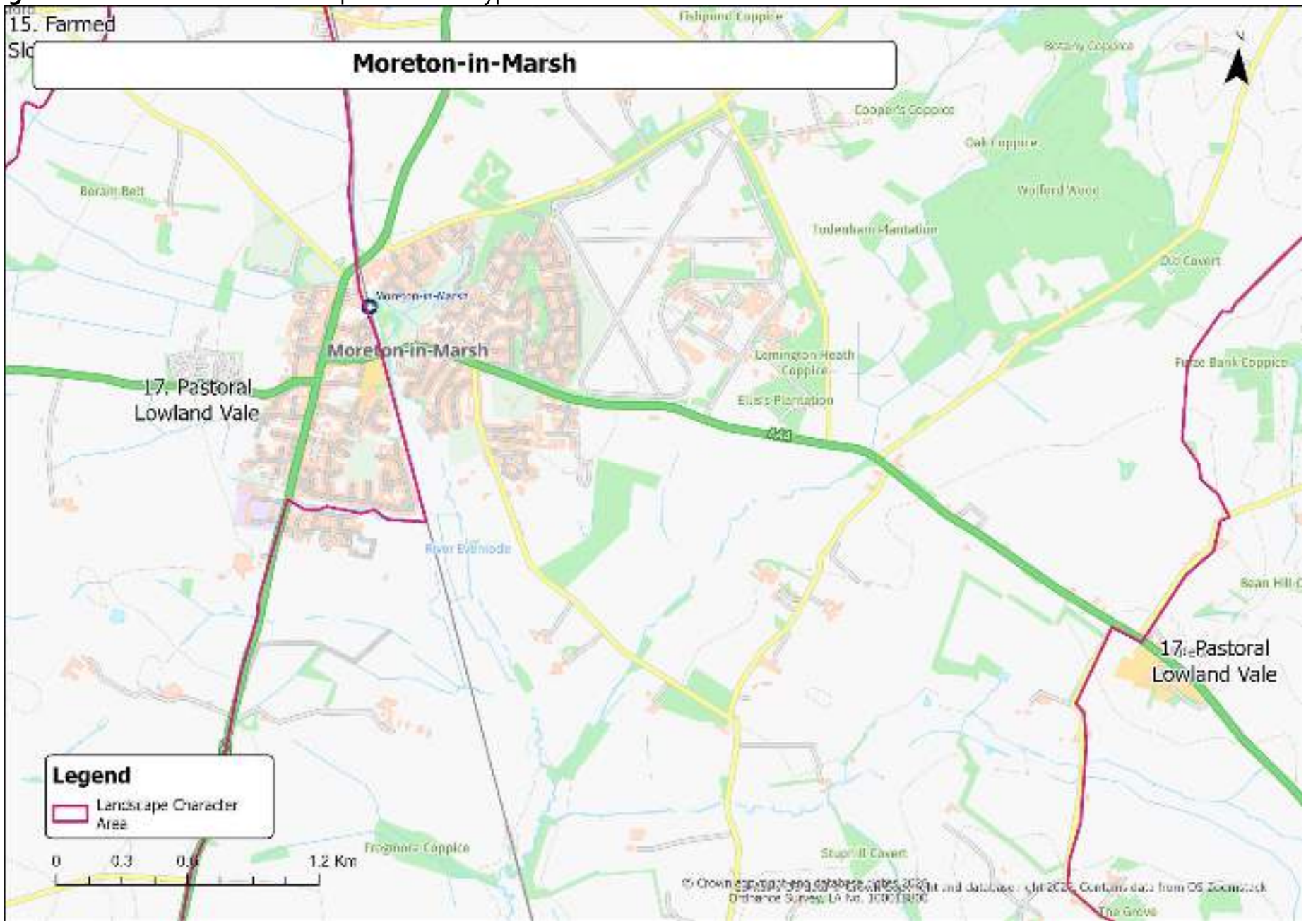
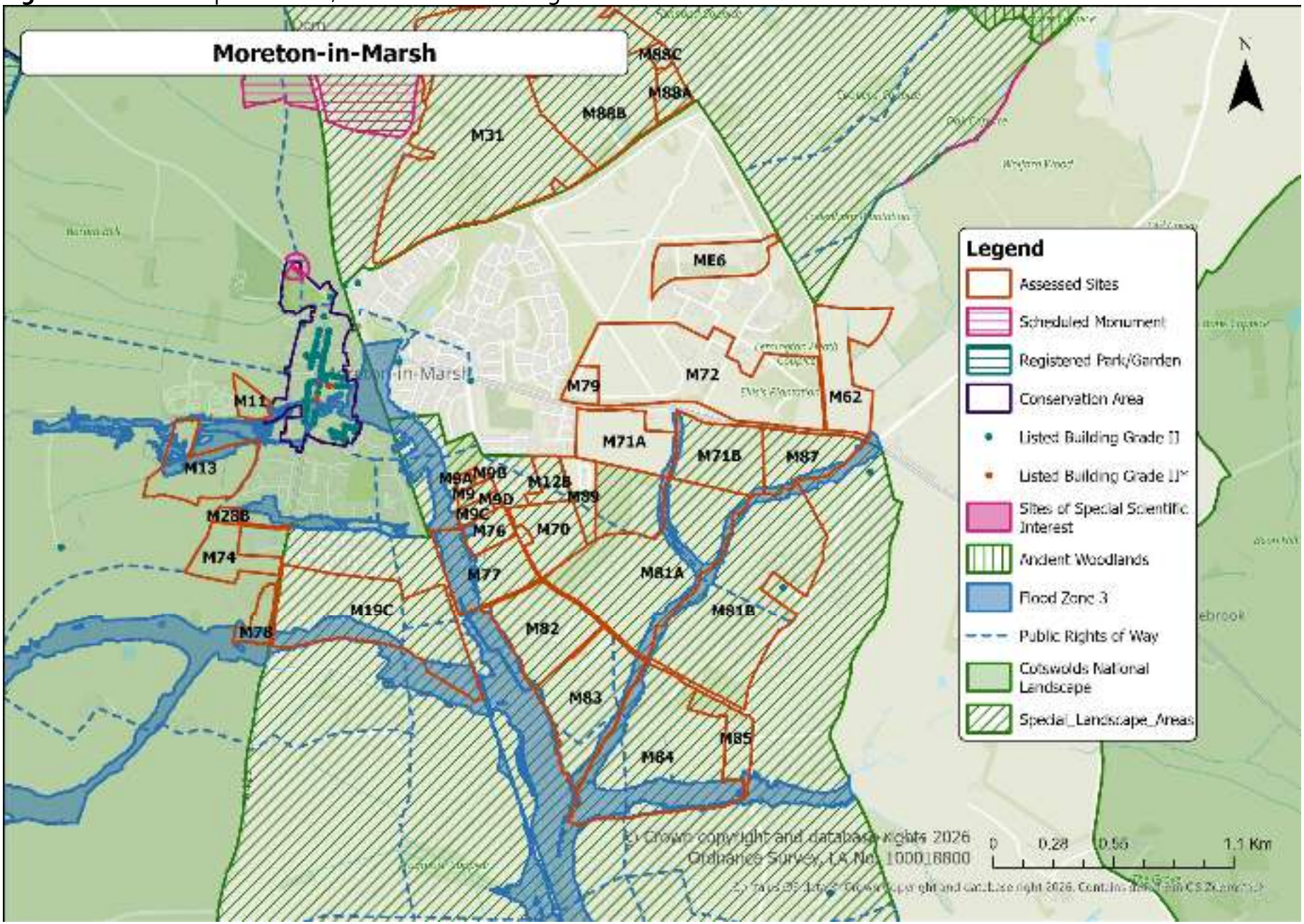


Figure MM2: Development Sites, Constraints and Designations



Stage 1 Assessments

1.22 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	M11	M13	M28B	M74	M78
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)					
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground					
	Falls within clear views from public vantage points (roads, PROWs, hills)					
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form					
	Introduce a significant area of built form into a rural or visually sensitive landscape.					
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development					
	Risks coalescence or erosion of settlement separation					

Sites to be discounted					

Stage 2 Assessments

Site Reference: M9/ M9A/ M9B/ M9C/ M9D	**Settlement: Moreton-in-Marsh**

Description:

The sites are all located at the south-eastern edge of Moreton-in-Marsh off Evenlode Road, which is a single track rural road. They all originated as smallholdings. Although generally flat, the topography to the west of the sites falls gently westwards towards the River Evenlode, which flows southwards along the western boundary of M9C.

The parcels are all located within the locally designated Special Landscape Area (SLA) and generally conform with the identified characteristics of the SLA. Additional features include vegetative field boundaries, a pastoral field network, hydrological features, built form, settlement edge and gently sloping topography. The built form within the parcel appears to be of residential, industrial, agricultural and equestrian in character.

M9 - The parcel comprises a pastoral field with several structures present in the north and west of its site area. Storage of vehicles and other materials are also apparent. Hedgerow boundary vegetation is present on the southern, eastern and western boundaries. The northern boundary is open and leads onto further parcels (M9A and M9B) and residential development with allotments and the Moreton-in-Marsh settlement beyond. To the east is Evenlode Road with a permitted residential scheme beyond. To the south are several structures and a continuation of the pastoral aesthetic with the wider rural landscape beyond. To the west is a watercourse and floodplain with the railway line and residential development within Moreton-in-Marsh beyond.

M9A: The parcel comprises a grassed area with several structures present. The storage of vehicles and other materials is apparent in the east half of the parcel. Hedgerow boundary vegetation is present on the northern and western boundaries. The southern and eastern boundaries are generally open and lead onto further parcels (M9 and M9B). To the west is a watercourse and floodplain with the railway line and residential development within Moreton-in-Marsh beyond. To the north are allotments with the Moreton-in-Marsh settlement beyond.

M9B mostly remains a field used as a smallholding. However, the eastern part of the site contains a bungalow (Southcroft).

M9C comprises three fields used as horse paddocks. The Old Stables in the south-eastern corner have been recently converted into a dwelling (ref: 16/04753/FUL).

M9D is no longer used as a smallholding and now is only used to store materials, as well as two shipping containers. Like M9C this parcel is located further into the rural landscape than its northern neighbour.

Evenlode Road forms the eastern boundary of the combined site area with a housing development and the Gloucestershire Highways Depot opposite. To the north is Croft Allotments. M9B is adjacent to four semi-detached bungalows, which front onto Evenlode Road. There is open countryside to the south and a wild grassland area and the River Evenlode to the west.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

M9 Parcels: The past and current use of these parcels has had an impact on the prevailing rural character. Influence from the settlement edge exists and the permission given to the site to the east has brought the neighbouring settlement edge further south. This means the development of the parcels would unlikely to be seen as a protrusion into the rural landscape given the existing context to the west. Much of the existing built form in the parcels is redundant or poorly maintained, which creates a detractor in what would historically have been characteristic pastoral fields on the edge of the settlement. Alongside these structures is associated detritus and access roads. Given the context of these parcels, it is considered that they have **Medium** landscape sensitivity. This balances the detractors against the areas position on the edge of the rural landscape and its location within the Special Landscape Area.

Landscape Context:

National Character Area:	NCA 107: Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	VM1A: Upper Evenlode Vale
Historic Landscape Character:	-

Constraints/Designations:

Landscape: The parcels are not located within the CNL. However, they are located within the Moreton-in-Marsh Surrounds Special Landscape Area.

Historic: Not within a Conservation Area and no listed buildings present within or on the boundary of the parcels

Biodiversity: The sites are not located within an area covered by a formal wildlife conservation designation. However, they are within a B-line and are partly within a Great Crested Newt amber zone.

The sites look to mostly comprise improved grassland associated with the small holding uses, which is unlikely to have significant levels of biodiversity, although further assessment is required to determine this. The sites do, however, have several features of ecological interest. These are:

- the land to the west of M9A and M9 is Priority Habitat (good quality semi-improved grassland);
- there is a drainage ditch running along the western boundaries of M9 and M9A, which is naturally dammed in placed and has pond-like

characteristics. There is a further drainage ditch along the boundary of M9C;

- there are several mature trees and hedgerows within and around the site, which will be habitat for small mammals, nesting birds, etc;
- a badger sett was observed in the western corner of M9;
- the buildings in all of the sites may accommodate roosting bats or nesting birds, particularly the disused or infrequently used buildings;
- M9A and M9B are adjacent to an active allotment, which may have biodiversity value (e.g. reptile and insect species); and
- there are parts of the site which have fallen out of use or have had minimal human disturbance for some time, namely M9A and M9D, which will be of interest.

Other (floodplain, PRoW): No TPO located within the parcels. No PRoW present within the parcels

Site Reference: M11	**Settlement:** Moreton-in-Marsh

Description:

The site lies to the north of the A44, between existing residential development to the east (off Bourton Road and Hospital Road) and the Moreton-in-Marsh Caravan and Motorhome Club Campsite to the west. It is accessed directly from the A44 and comprises grassland enclosed by a fragmented hedgerow with hedgerow trees along the northern boundary.

The land is relatively flat, with Public Footpath 2 (Arboretum Walk) running east–west beyond the northern boundary, providing intermittent filtered views of the site. To the east, the site borders the Moreton-in-Marsh Conservation Area, while to the south, the Wellington Aviation Museum lies opposite on the far side of the A44. The parcel sits outside the current settlement boundary but is contained by built form on both sides and would fill an existing landscape gap along the A44 corridor rather than extend the settlement into open countryside.

A significant portion of the site falls within Flood Zone 2, forming part of the low-lying vale landscape associated with the River Evenlode catchment. The site lies within the Pastoral Lowland Vale Landscape Character Type (LCT) and more locally the Vale of Moreton Landscape Character Area (LCA 17B), characterised by gently undulating farmland, hedged enclosures, and the settled lowland setting of historic market towns. It also lies within the Cotswolds National Landscape, where pastoral valley floors and settlement containment form key special qualities of scenic beauty and rural tranquillity.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:
M11 is assessed as having Medium sensitivity, reflecting its location outside the settlement boundary but enclosed and urban-fringe character. The site lies between established built form to the east and west and would fill a contained landscape gap along the A44 corridor, rather than create a visually isolated or exposed extension.

While proximity to the Moreton-in-Marsh Conservation Area elevates heritage sensitivity, the site's containment, vegetation cover, and close association with existing development reduce its overall susceptibility. Its flat topography, low visual prominence, and limited public visibility further reduce potential landscape and visual sensitivity.

The site contributes to the special qualities of the Cotswold National Landscape, though its semi-urbanised context limits its role, reducing sensitivity.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale LCT
Landscape Character Area:	LCA 17B Vale of Moreton

Historic Landscape Character:	Enclosed grassland fields forming part of the setting of Moreton-in-Marsh and its Conservation Area.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Borders the Moreton-in-Marsh Conservation Area, therefore within its setting. Biodiversity: Boundary hedgerows and trees provide moderate habitat value. Other (floodplain, PRoWS): Footpath 2 (Arboretum Walk) runs north of the site; a large part of the site lies within Flood Zone 2.	

Site Reference: M12B	**Settlement: Moreton-in-Marsh**

Description: The site is located at the south-eastern edge of Moreton-in-Marsh. It is part of a larger field, with 67 dwellings on the western part of this field (ref: 19/00086/OUT). M12B is a remnant part of the same field which does not have planning permission.

The field has flat topography and has a public right of way (Moreton-in-Marsh Footpath 10) cutting through it from the north-west corner to the south-east corner. The site is adjacent to mid-20th Century housing to the north-west; large relatively modern industrial units to the north (Cotswold Business Village); a sewage treatment works to the east; open countryside to the south; a Gloucestershire Highways depot to the south-west; and land within the same field to the west, which will be the 67 dwelling housing development.

Evaluation:	**MEDIUM-LOW SENSITIVITY**

Justification:
Development encloses the parcel on three sides. It is considered that the landscape sensitivity of the parcel is Medium-Low. Any development should respect the route of the PRoW within the parcel. Generous vegetative boundaries should be implemented alongside any development to filter views and soften the edge of the settlement, which would aid in the assimilation of any development into the landscape. The presence of the sewage treatment plant to the east constitutes a perceptual detractor in the area that should be addressed and mitigated within any proposal.

Landscape Context:

National Character Area:	NCA 107: Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	VM1A: Upper Evenlode Vale
Historic Landscape Character:	-

Constraints/Designations:
Landscape: The parcel is not located within the Cotswolds National Landscape. But it is located within the Moreton-in-Marsh Surrounds SLA.
Historic: Not within a Conservation Area and no listed buildings present within or on boundary of parcel.
Biodiversity: The site is not located within an area covered by a formal wildlife conservation designation. However, it is located within a B-line. It is also partly located within a Great Crested Newt (GCN) amber zone and partly within a GCN red zone.
An Ecological Appraisal was undertaken on the other part of the same field, which was granted planning permission for 67 dwellings. Further ecological assessment would be required for this site, but the Ecological Appraisal is indicative of the types of issues that may be present. The main findings of the Ecological Appraisal are summarised below:

- All existing field boundary hedgerows qualify as priority habitat, but they are species-poor and unlikely to qualify as important under the Hedgerow Regulations 1997;
- Potential for hedgehogs, nesting birds and foraging/commuting bats;

- Ground-nesting birds found to be absent from the site and immediate surroundings (regular use of footpath by walkers and dog walkers likely to discourage ground nesting species);
- Negligible potential for reptiles; and

e-DNA survey of nearby ponds resulted in negative results, meaning that Great Crested Newts are likely to be absent.

Three Oak trees with Tree Preservation Orders (TPO) are located to the south-west of the site alongside Evenlode Road, although away from the site boundary. There is, however, a similar reasonably large Oak tree and a smaller Oak tree on the south-western boundary near the highways depot, which are not protected by a TPO. There is also an Oak tree in the south-east corner

Other (floodplain, PRoW): No TPO located within the parcel. Moreton-in-Marsh Footpath is present within the parcel and crosses it along a north-west / south-east axis.

Site Reference: M13	**Settlement:** Moreton-in-Marsh
Description: The site lies to the west of Parkers Lane, beyond the existing settlement boundary of Moreton-in-Marsh. It comprises a series of large arable fields divided by mature hedgerows with scattered hedgerow trees, and enclosed by vegetation along the outer boundaries, giving it a well-defined yet distinctly rural character. The northern edge of the site lies within Flood Zone 3, while the remainder occupies gently undulating land typical of the surrounding vale landscape. Although the site sits some distance from the Moreton-in-Marsh Conservation Area and there are no listed buildings nearby, there is clear evidence of ridge and furrow across the site, contributing to its historic landscape value and sense of time-depth. To the east, Public Footpath 7 runs beyond the boundary, though largely screened by intervening hedgerows. The site's large scale, open agricultural character, and position beyond the established settlement edge mean that any development would appear prominent and incongruous in relation to the compact pattern of Moreton-in-Marsh. The site lies within the Pastoral Lowland Vale Landscape Character Type (LCT) and more locally the Vale of Moreton Landscape Character Area (LCA 17B), characterised by flat to gently undulating grassland and arable fields bounded by hedgerows and scattered trees. It also forms part of the Cotswolds National Landscape, where open vale farmland, historic field patterns and the rural setting of market towns contribute to its special qualities	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: M13 is assessed as having Medium-High sensitivity, reflecting its combination of historic, physical, and perceptual qualities and its large scale relative to the settlement. The presence of ridge and furrow provides a notable sense of time-depth and heritage value, while the intact hedgerow network and open farmland character contribute to the integrity and continuity of the surrounding rural landscape. Development would extend Moreton-in-Marsh westwards in a manner incongruous with the town's compact form, resulting in a substantial encroachment into open countryside. Although boundary vegetation offers some localised screening, the site's scale, openness, and heritage significance mean that change would be both visually and perceptually intrusive. As part of the Cotswolds National Landscape, the site contributes strongly to special qualities of historic character, scenic value, and rural tranquillity. On balance, the historic features, landscape context, and relationship to settlement form justify this sensitivity judgement.	
Landscape Context:	

National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale LCT
Landscape Character Area:	LCA 17B Vale of Moreton
Historic Landscape Character:	Large, enclosed fields retaining ridge and furrow, forming part of the rural setting to Moreton-in-Marsh.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Ridge and furrow across site contribute to wider historic landscape though separate from Conservation Area and listed buildings. Biodiversity: Hedgerows and trees provide structure and connectivity. Other (floodplain, PRoWS): Northern boundary lies within Flood Zone 3. Footpath 7 to the east provides limited filtered views.	

Site Reference: M19C	Settlement: Moreton-in-Marsh

Description: The site is located to the south of Moreton-in-Marsh and comprises a series of arable fields in active cultivation that are bound by characteristic hedgerows and trees. An agricultural building identified as Dunstall Farm is present within the north of the parcel. This is accessed by farm tracks that enter the parcel from the south, east and west. The parcel is relatively flat with a gently sloping topography that falls in a south-easterly direction towards Stow Brook, which is located along the length of the southern boundary. Infrastructure corridors flank the parcel to the east (North Cotswold Railway Line) and west (A429 Fosse Way).

To the north, 250 dwellings have been built. To the south and east is a continuation of the field network found within the parcel. These fields are also bound with hedgerows and scattered farms and dwellings are also present. Beyond the Fosse Way to the west is the Fosseway Garden Centre with a continuation of the characteristic agricultural field pattern beyond.

Public Rights of Way (PRoW) are present within the eastern half of the parcel (Moreton-in-Marsh Footpaths 8 and 15). Footpath 8 forms part of the promoted long distance footpath known as The Diamond Way. These PRoW continue into the surrounding landscape to the north, south and east and connect with the wider footpath network. Views from these public vantage points vary in quality and duration due to intervening features such as vegetation, built form and changes in topography.

Notable landscape features include the parcel's location within a locally designated SLA and position adjacent to the CNL thus siting it within the setting of the CNL where regard to its special qualities should be given. Additional features include the field boundary vegetation that encloses and divides the characteristic field network that defines the parcel. Infrastructure corridors are present to the east and west. The permitted scheme and development boundary to the north place the parcel on the settlement edge. A water course is present along the southern boundary which the topography of the parcel gently slopes towards. Dunstall Farm is present within the parcel and is represented by a single agricultural structure. Access roads through the parcel are present to service the structure.

Evaluation:	MEDIUM-HIGH SENSITIVITY

Justification:

The parcel is undeveloped farmland on the edge of the settlement. Development would represent encroachment into the characteristically rural landscape around Moreton-in-March and would form a prominent addition to the local visual context. The Diamond Way long distance footpath and another footpath cross the parcel; these provide public access and enjoyment to the countryside from the edge of the settlement. It is located within a SLA which includes the countryside to the south and east. Its location on the edge of the CNL places it within its setting, an assessment of any developments impact on the special qualities of the CNL would be required. The impact on the special qualities of the Cotswolds would be an important consideration of any proposed development.

Given the level of change that would be likely to occur and the context that the parcel is located within, the landscape sensitivity of this parcel is Medium-High.	
Landscape Context:	
National Character Area:	National Character Area 107: Cotswolds
Landscape Character Type:	Landscape Character Type: Pastoral Lowland Vale
Landscape Character Area:	Landscape Character Area: VM1A: Upper Evenlode Vale
Historic Landscape Character:	-
Constraints/Designations: Landscape: The parcel is not located within the Cotswolds National Landscape, although the CNL boundary is located to the west of the Fosseway and the site forms part of its setting. The parcel is located within a Special Landscape Area (SLA) Historic: Not within a Conservation Area and no listed buildings present within or on boundary of parcel Biodiversity: The site does not contain any formal nature conservation designations. However, the site is located within a B-line. Other (floodplain, PRoW): TPO present on northern parcel boundary (Oak tree). Moreton-in-Marsh Footpath 8 (forms part of the Diamond Way long distance footpath) and 15 present within parcel	

Site Reference: M28B	**Settlement: Moreton-in-Marsh**

Description:

The 0.8 ha site is located at the south-western edge of Moreton-in-Marsh to the west of the Fosse Way (A429). Together with M74 it wraps around the back of the recently completed Aldi supermarket and North Cotswold Hospital.

The site has reasonably flat topography. M28B is fallow agricultural land with a 60-bed care home development to the east. The site is neighboured by Moreton-in-Marsh Bowling Club and Aldi Supermarket to the north-east; North Cotswold Hospital to the east and a residential development further to the east; Fosse Way Garden Centre is located to the south-west of M74 and there is open countryside in all other directions.

Beyond the western boundary is a large network of agricultural fields that continues to the elevated CNL escarpment in the distance. The topography of the parcel is flat. A public footpath (MORETON-IN-MARSH FOOTPATH 7) is present along the length of the western boundary and connects the parcel to the wider footpath network.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

The parcel is in a settlement edge location and the change to the agricultural character that would be bought about by development. Views from the footpath within the parcel and the CNL to the west would be changed to a degree; this would be manifested by an intensification of built form on the edge of the settlement. The supermarket and hospital would be present in the backdrop of these views. The development beyond the eastern edge of the parcel has altered the baseline for this part of the parcel and altered the baseline character context. Residential development within the remainder of the parcel is unlikely to appear as incongruent given the neighbouring context. The creation of a robust Green Infrastructure corridor on the western and southern boundaries would be required with any development.

Landscape Context:

National Character Area:	National Character Area 107: Cotswolds
Landscape Character Type:	Landscape Character Type: Pastoral Lowland Vale
Landscape Character Area:	Landscape Character Area: VM1A: Upper Evenlode Vale
Historic Landscape Character:	-

Constraints/Designations:

Landscape: The parcel is located within the Cotswolds National Landscape (CNL). The Moreton-in-Marsh Surrounds SLA boundary is located to the east of the parcel.

Historic: Not within a Conservation Area and no listed buildings present within or on boundary of parcel.

Biodiversity: M28B is not located within an area covered by a formal wildlife conservation designation. However, it is located within a B-line. It is also partly located within a Great Crested Newt (GCN) amber zone and partly within a GCN red zone.

The site is largely set to grass and is bordered by trees, hedges and a drainage ditch. The aforementioned features all represent habitats which can have ecological value, and the site has the potential to provide a suitable habitat for a variety of protected species.
The site is not located within the Conservation Area, where trees are protected. However, the northern boundary of the site contains nine Oak, two Field Maple, and two Ash trees, which are all protected by Tree Preservation Orders (TPO).
Other (floodplain, PRoW): No TPO present within the parcel (although note the presence of TPO'd trees on the northern boundary). Moreton-in-Marsh Footpath 7 is present along the length of the parcel's western boundary. This footpath forms part of the promoted long distance footpath known as The Monarchs Way.

Site Reference: M31	**Settlement: Moreton-in-Marsh**

Description:

The site lies to the north of Todenham Road and east of the A429, forming part of the open agricultural landscape to the north of Moreton-in-Marsh. The land gently rises to the north, giving open views across the site and towards the surrounding countryside. Residential development is visible to the south, while the northern boundary is more open and forms an arbitrary edge adjoining further farmland.

The site comprises arable fields divided by hedgerows and mature trees, including a small deciduous woodland in the north-west corner. The western boundary is defined by a mature hedgerow with trees, while the south-eastern boundary features denser vegetation enclosing a cluster of barns and an agricultural yard. The northern and eastern sections are more open and rural in character, with greater visual exposure.

The site lies within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA), which seeks to conserve the rural setting, landscape structure and open approach to the town. The surrounding road corridors, including the A429 and Todenham Road, introduce noise and movement that reduce tranquillity, though the site retains a largely agricultural and semi-rural character.

It falls within National Character Area 107 – Cotswolds, within the Undulating Lowland Vale Landscape Character Type, and more locally within the Upper Stour Hills and Valleys (VM2A) Landscape Character Area as defined in the Gloucestershire Landscape Character Assessment. This character area comprises a varied, undulating lowland vale of medium-scale fields enclosed by hedgerows with trees, interspersed with farmsteads and small woodland blocks.

Evaluation:	**MEDIUM TO MEDIUM-HIGH SENSITIVITY**

Justification:

The site forms part of the northern approach to Moreton-in-Marsh, lying within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA). The rising topography and open character give the northern section of the site a strong sense of rural openness, which contributes to the perceived separation between the town and surrounding countryside. The site plays an important role in maintaining the town's landscape setting and the visual integrity of the SLA.

Sensitivity varies across the site:

- The southern area, adjacent to housing and roads, is medium in sensitivity due to suburban influence and reduced tranquillity.
- The northern part, which is more open, elevated and natural in character with hedgerows and woodland structure, is medium-high in sensitivity.

Although bounded by vegetation and not prominent in long-distance views, development would represent a noticeable expansion of the built form northwards into open countryside, diminishing the town's visual containment and weakening the rural edge that the SLA seeks to conserve. Overall, the site's medium to medium-high sensitivity reflects this variation, with higher sensitivity to the north due to its open views, natural features and role in maintaining the SLA landscape setting, and lower sensitivity to the south where the landscape is more influenced by settlement and infrastructure.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Undulating Lowland Vale
Landscape Character Area:	VM2A – Upper Stour Hills and Valleys
Historic Landscape Character:	Agricultural landscape with limited recorded historic associations
Constraints/Designations: Landscape: Moreton-in-Marsh Surrounds Special Landscape Area (SLA) Historic: No Conservation Areas or listed buildings nearby Biodiversity: Hedgerows, mature trees and a small deciduous woodland provide habitat value Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; no PRoWs within or adjacent to the site	

Site Reference: M62	**Settlement: Moreton-in-Marsh**

Description:

The site lies north of the A44, beyond the grounds of the Fire Service College, and is therefore disconnected from the settlement of Moreton-in-Marsh. It occupies a relatively flat parcel of arable farmland and is contained by established boundary vegetation, giving it a semi-enclosed, rural character. The site would be perceived as a physically and visually isolated development parcel, separated from the town by the intervening road and College complex.

The Four Shire Stone (Grade II, List Entry 1303562) lies in the south-east corner of the site, marking the meeting point of the historic counties of Gloucestershire, Oxfordshire, Warwickshire and Worcestershire. A single residential dwelling is located immediately adjacent. The site is surrounded by hedgerows, particularly along the southern and western boundaries, which filter near views and contribute to local landscape character. The northern boundary is defined by a tree belt, while the eastern edge is enclosed by a fragmented hedgerow with intermittent trees. A number of standalone trees are also located within the field.

The surrounding landscape is open and rural, with no long-distance views due to intervening vegetation and topography. PRoW Footpath 17 runs beyond the northern boundary of the site, offering filtered views across the site. Road noise from the A44 is perceptible, but otherwise the site retains a countryside character with a sense of openness and rural separation.

The site lies within National Character Area 107 – Cotswolds, within the Pastoral Lowland Vale Landscape Character Type and the Upper Evenlode Vale (VM1A) Landscape Character Area as defined in the Gloucestershire Landscape Character Assessment. This landscape is described as a gently undulating pastoral vale with medium to large-scale fields enclosed by hedgerows and trees, interspersed with woodland and linear settlements following the valleys.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site forms part of the open rural landscape north of the A44, beyond the extent of Moreton-in-Marsh and physically separated from the settlement by both the Fire Service College and road corridor. Development here would constitute a detached expansion into the countryside, disrupting the rural setting and sense of openness that characterises the Upper Evenlode Vale.

Although the site benefits from good boundary vegetation, mature trees and limited public visibility, these factors would not offset the perception of isolation or the loss of open countryside that development would entail. The presence of the Four Shire Stone (Grade II Listed) within the south-east corner adds historic and symbolic value,

reinforcing sensitivity by emphasising the site's role in local identity and heritage.

The surrounding tree belts, hedgerows and arable landform are representative of the Pastoral Lowland Vale landscape, which the Gloucestershire LCA notes as being sensitive to built form that interrupts its open and rural qualities. While small in scale and relatively enclosed, the site's detachment from the existing urban edge, heritage context, and role as part of the open landscape north of the A44 increase susceptibility to change.

For this reason, the site is assessed as having medium-high landscape sensitivity, with sensitivity increased primarily due to its isolation from the settlement and rural landscape context.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	VM1A – Upper Evenlode Vale
Historic Landscape Character:	Agricultural landscape with limited recorded historic associations

Constraints/Designations:
Landscape: Moreton-in-Marsh Surrounds Special Landscape Area (SLA) is beyond the northern site boundary.
Historic: Adjacent to the Four Shire Stone (Grade II Listed, List Entry 1303562)
Biodiversity: Hedgerows, mature trees and tree belts contribute to local habitat value
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; PRoW Footpath 17 runs north of the site, offering filtered views across the site

Site Reference: M70	**Settlement: Moreton-in-Marsh**

Description:

The site lies to the east of Evenlode Road, on the southern edge of Moreton-in-Marsh, forming part of the open agricultural landscape that defines the southern approach to the town. The land is flat and in arable use, and retains a distinctly rural edge character, with built form visible to the northern boundary where it adjoins existing residential development.

The southern and roadside boundaries are defined by mature hedgerows with intermittent trees, providing a strong vegetated structure and a clear distinction between the settlement and the surrounding countryside. The land extends southwards into the open vale landscape, forming part of the visual transition between the urban edge and the wider farmland to the south and east. Internally, the site is open and uniform in character, consistent with the large-scale arable field pattern typical of this area.

The site lies within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA), which seeks to conserve the rural setting and open approaches that contribute to the town's landscape character. It is located within National Character Area 107 – Cotswolds, within the Pastoral Lowland Vale Landscape Character Type, and the Upper Evenlode Vale (VM1A) Landscape Character Area. This landscape is characterised by low-lying, gently undulating farmland, medium-to-large fields enclosed by hedgerows, scattered trees and sparse woodland, framed by distant views to the Cotswold escarpment.

Although there are no PRoWs within the site, PRoW Footpath 10 runs to the north-east, and Footpath 15 lies beyond Evenlode Road to the west.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site forms part of the southern rural edge of Moreton-in-Marsh, contributing to the visual and physical transition between the settlement and the open vale landscape. Its flat topography, mature boundary vegetation and open arable character are typical of the Upper Evenlode Vale (VM1A), while its inclusion within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA) reflects its role in conserving the rural setting and open approach to the town.

Although existing housing to the north influences local character, the southern and eastern parts of the site remain strongly rural and form an integral part of the SLA landscape pattern. Views from Evenlode Road and nearby PRoWs (Footpaths 10 and 15) reinforce its perceptual connection with the open countryside.

The site's susceptibility is moderated by its simple landform, low tranquillity along the roadside, and visual relationship with existing development; however, these factors are balanced by its rural context, visibility from public routes, and importance in maintaining the open southern approach to the town. For this reason, the site is assessed as having

medium-high landscape sensitivity, reflecting its transitional character.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	VM1A – Upper Evenlode Vale
Historic Landscape Character:	Agricultural landscape with limited recorded historic associations
Constraints/Designations: Landscape: Within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA) Historic: No listed buildings or Conservation Areas nearby Biodiversity: Mature hedgerows and trees along southern and roadside boundaries provide local habitat value Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. Footpath 10 lies to the north-east and Footpath 15 to the west of Evenlode Road.	

Site Reference: M71B	**Settlement: Moreton-in-Marsh**

Description:

The site lies to the south of the A44, to the east of Moreton-in-Marsh, occupying an arable field on gently sloping land that falls southwards into the open vale landscape. The site is disconnected from the settlement, separated by the A44 and surrounding farmland, and would be perceived as part of the wider countryside rather than the built-up area of Moreton-in-Marsh.

The site is located within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA), is enclosed by mature hedgerows, including a strong hawthorn hedgerow along the roadside (northern) boundary, with declining hedgerow trees showing signs of ash dieback. The southern boundary is well defined by a mature hedgerow, while the south-western corner includes an area of scrub and taller vegetation that provides localised enclosure. To the north-west, built form associated with the edge of Moreton-in-Marsh is visible beyond the A44, though views in from the settlement and the main road are generally filtered by vegetation.

The site is open to long-distance views to the south, where the land falls away across the SLA, offering a clear appreciation of the wider vale landscape and its transitional relationship with the higher Cotswold slopes. The site itself is relatively simple in structure, reflecting the broader agricultural character of the Upper Evenlode Vale, with medium to large-scale fields defined by hedgerows and trees.

There are no PRoWs within or adjacent to the site, and no listed buildings or Conservation Areas nearby. A small section of the south-eastern corner lies within Flood Zones 2 and 3.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site forms part of the open agricultural landscape south of the A44, lying outside and disconnected from the main settlement of Moreton-in-Marsh. It contributes to the southern rural setting of the town and to the wider landscape context of the Moreton-in-Marsh Surrounds Special Landscape Area (SLA), which seeks to conserve the rural approaches and the open character that define the town's setting within the Upper Evenlode Vale.

The gently sloping landform, open field structure and long southward views across the vale create a strong sense of landscape openness, with the site forming part of the foreground to wider, valued views across the SLA. Mature hedgerows, scrub and scattered trees provide containment at a local scale, but the open visual relationship with the surrounding landscape elevates sensitivity.

While the A44 and limited presence of nearby housing reduce tranquillity and introduce some suburban influence, the site remains distinctly rural, with few

detracting elements. Its disconnection from the settlement and prominent position above open countryside mean that development would appear isolated and intrusive, diminishing the open rural character of this part of the SLA. Overall, the site is assessed as having medium-high landscape sensitivity, reflecting its rural character, open views, and contribution to the valued landscape setting identified within the Moreton-in-Marsh Surrounds SLA.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	VM1A – Upper Evenlode Vale
Historic Landscape Character:	Agricultural landscape reflecting historic field patterns and rural time depth consistent with the SLA context
Constraints/Designations: Landscape: Within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA) Historic: No listed buildings or Conservation Areas nearby Biodiversity: Hedgerows, trees and scrub provide local habitat and connectivity; declining ash trees noted along northern boundary Other (floodplain, PRoWS): Small area of Flood Zones 2 and 3 in the south-east corner; no PRoWs within or adjoining the site.	

Site Reference: M72,M79, ME6	**Settlement: Moreton-in-Marsh**

Description:

The site lies to the east of Moreton-in-Marsh, north of the A44, forming part of the extensive grounds of the Fire Service College. The land comprises a mix of buildings, infrastructure, hardstanding, and amenity grassland, interspersed with mature trees, tree groups and mixed woodland, much of which is protected by Tree Preservation Orders and designated as Priority Habitat. The site has a formal, institutional character reflecting its operational use, with areas of managed grassland and internal access roads.

Although large in scale, the site is well contained by tree belts and vegetation, with limited public access and few views from the surrounding area. The site lies outside the Moreton-in-Marsh Surrounds Special Landscape Area, though land immediately to the north and south (beyond the A44) is covered by the designation. The site has historic associations with the former RAF Moreton-in-Marsh, with the RAF memorial located adjacent to the A44 (outside the site boundary) but otherwise limited historic context.

The site lies within the Cotswolds National Character Area, within the Pastoral Lowland Vale Landscape Character Type, and at a local level within the Upper Evenlode Vale (VM1A) Landscape Character Area.

Evaluation:	**MEDIUM TO MEDIUM-HIGH SENSITIVITY**

Justification:

The site's sensitivity varies across its extent, reflecting differences in land use, enclosure, and proximity to the settlement edge.

- Western parts of the site, which adjoin existing development and contain extensive buildings, hardstanding and amenity grassland, have medium sensitivity, due to their modified and developed character, low perceptual quality, and limited visibility.
- Eastern and northern areas, where woodland, mature trees and Priority habitats form a more natural landscape structure, are medium-high in sensitivity, given their ecological value, rural setting, and contribution to the wider landscape mosaic of the Upper Evenlode Vale.

Although the site is largely developed, the presence of extensive tree cover and priority habitats adds to its ecological and visual importance. Development intensification would alter the current balance between built form and green space and could diminish the rural transition between Moreton-in-Marsh and the open vale landscape to the east.

The site's containment and limited visibility reduce its susceptibility in some areas; however, its size, biodiversity importance, and location adjacent to designated landscapes increase sensitivity overall.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds

Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	VM1A – Upper Evenlode Vale
Historic Landscape Character:	Association with former RAF use and post-war institutional development
Constraints/Designations: Landscape: Adjacent to the Moreton-in-Marsh Surrounds SLA. Historic: Contextual association with former RAF base and adjacent memorial Biodiversity: Extensive tree cover and mixed woodland protected by Tree Preservation Orders and County Nature Conservation designation; large areas of Priority Habitat Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; no PRoWs or public access within site	

Site Reference: M74	**Settlement: Moreton-in-Marsh**

Description: The site is located at the south-western edge of Moreton-in-Marsh to the west of the Fosse Way (A429). It is located within the Cotswolds National Landscape and sits between the Hospital and Fosse Way Garden Centre to the south and wraps around the back of the North Cotswold Hospital.
The site has reasonably flat topography and is an arable field which has been used for wheat production.

The site is bound by a hedgerow and hedgerow trees to the west, with PRoW 7 running alongside it. To the east, the site is bound by Roman road (A429) and the associated hedgerow and trees. Open views of the site are available from Fosseway Garden Centre to the south, along with views from the wider landscape, including elevated views from rising land to the west.

Evaluation:	**MEDIUM TO MEDIUM-HIGH SENSITIVITY**

Justification:
The site is open to views within the National Landscape the west including a footpath. The garden centre has the appearance of an agricultural building complex and so fits in reasonably well into the countryside. The hospital has potential for significant screening as a building surrounded by grounds. This site is isolated from other residential development and lies in open countryside. Overall, it appears to be unsuitable for housing

This current parcel also ventures further west into the more rural National Landscape and closer towards a promoted public footpath that is characterised by a rural approach to the settlement from the south. These factors would be altered by any development. As such, the section between North Cotswolds Hospital and Fosseway Garden Centre is deemed to be of Medium Sensitivity, whilst the area to the west is of Medium-High Sensitivity.

Landscape Context:

National Character Area:	NCA 107: Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	VM1A: Upper Evenlode Vale
Historic Landscape Character:	-

Constraints/Designations:
Landscape: The parcel is located within the Cotswolds National Landscape. The Moreton-in-Marsh Surrounds SLA boundary is located to the east of the parcel.
Historic: Not within a Conservation Area and no listed buildings present within or on boundary of parcel
Biodiversity: The site is largely set to grass and is bordered by trees, hedges and a drainage ditch. The aforementioned features all represent habitats which can have ecological value and the site has the potential to provide a suitable habitat for a variety of protected species.

Other (floodplain, PRoW): No TPO present within the parcel. Moreton-in-Marsh Footpath 7 is present along the length of the parcel's western boundary. This footpath forms part of the promoted long distance footpath known as The Monarchs Way.

Site Reference: M76	**Settlement: Moreton-in-Marsh**
Description: the site comprises several small fields used as horse paddocks, which are separated by post and rail fencing. Some agricultural structures are present within the south-west of the parcel. These are accessed by a farm track along the southern boundary of the parcel. Hedgerow boundary vegetation is present on the northern, eastern and western boundaries. The southern boundary is open and provides a continuation into the wider agricultural landscape around the Moreton-in-Marsh settlement. Beyond the northern boundary are the neighbouring parcels with the allotments and settlement beyond. This detaches the parcel from the settlement and positions it within the undeveloped countryside. To the eastern boundary is Evenlode Road with further agricultural fields and scattered dwellings beyond. To the western boundary is a watercourse and floodplain with the railway line and residential development within Moreton-in-Marsh beyond.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: The parcel is located within the locally designated Special Landscape Area (SLA) and generally conforms with the identified characteristics of the SLA. Development would represent encroachment into the characteristically rural landscape around the Moreton-in-Marsh settlement and would form a prominent addition to local views. The existing vegetated field boundaries form an important landscape feature around three sides of the parcel and filter views across the characteristic agricultural landscape. The exception to this is the southern boundary which is open to the neighbouring field. This open boundary accentuates the parcels connection to the wider landscape and the historic field pattern. Given the prominent position of the parcel to the south of the settlement, its susceptibility to change and its location within the SLA, the parcel is considered to have Medium-High landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 107: Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	VM1A: Upper Evenlode Vale
Historic Landscape Character:	-
Constraints/Designations: Landscape: The parcel is not located within the Cotswolds National Landscape. However, it is located within the Moreton-in-Marsh Surrounds Special Landscape Area. Historic: Not within a Conservation Area and no listed buildings present within or on the boundary of the parcel. Biodiversity: The site is not located within an area covered by a formal wildlife conservation designation. However, it is within a B-line and may partly be within a Great Crested Newt amber zone. The site looks mostly to comprise improved grassland associated with the small holding uses, which is unlikely to have significant levels of biodiversity, although further assessment is required to determine this. There is an area of grassland and trees in the	

south-west corner of M76, which is of interest and there is a drainage ditch running along the boundary of M9C and M76.
Other (floodplain, PRoW): No TPO. No PRoW.

Site Reference: M77	**Settlement: Moreton-in-Marsh**

Description:

The site lies to the west of Evenlode Road, between the road and the railway line, south of the main settlement of Moreton-in-Marsh. It is physically disconnected from the built-up area to the north and by the open pastoral landscape to the south. The site comprises two main parcels: an arable field to the east adjoining Evenlode Road, and grassland to the west associated with the floodplain of the River Evenlode, much of which lies within Flood Zones 2 and 3.

The land gently slopes westwards towards the floodplain, opening up to long-distance views across the Cotswold National Landscape, although the site itself lies outside its boundary. The site is, however, located within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA), which identifies this area as contributing to the town's rural setting and the open landscape character that defines its southern and eastern approaches.

The eastern boundary is defined by a mature hedgerow along Evenlode Road containing intermittent trees and small pylons. The northern boundary includes scattered trees, with a denser tree group to the west providing local enclosure along the floodplain edge. To the south, PRoW Footpath 15 runs parallel to the boundary, following a hedgerow with mature oak trees, offering filtered public views towards and across the site.

Built form is visible to the north and east, including housing along Evenlode Road and filtered views of residential development beyond. The spire of St David's Church is also a recognisable landmark visible to the north-west, contributing to the local sense of place. The site retains a rural and undeveloped character, forming part of the open landscape that separates the town from the floodplain and wider countryside.

The site lies within National Character Area 107 – Cotswolds, within the Pastoral Lowland Vale Landscape Character Type, and the Upper Evenlode Vale (VM1A) Landscape Character Area. This landscape is typified by its flat to gently undulating topography, hedgerow-enclosed pastures and arable land, scattered trees and woodland, and expansive rural views framed by the Cotswold escarpment.

Evaluation:	**HIGH SENSITIVITY**

Justification:

The Moreton-in-Marsh Surrounds Special Landscape Area (SLA) and forming part of the open rural corridor between the settlement and the River Evenlode floodplain. It provides a distinct transition between the urban edge and the countryside, maintaining the undeveloped foreground to views south and west.

Its gently sloping topography, strong vegetated structure, and long views west across the SLA towards the Cotswold National Landscape create a landscape of high visual and perceptual value. The floodplain grassland enhances ecological interest and contributes to the landscape's natural character. Development in this location would appear isolated

and disconnected from the settlement, extending built form into a sensitive open landscape and undermining the rural separation that defines the southern edge of Moreton-in-Marsh.

Although existing vegetation and the railway provide some containment, the site's elevated visual exposure, rural qualities, and context within the SLA significantly heighten sensitivity. The site also contributes to the wider setting of the Cotswold National Landscape, forming part of the open views and rural character that underpin the SLA's designation.

Accordingly, the site is assessed as having high landscape sensitivity, reflecting its visual prominence, floodplain context, relationship with the Cotswold National Landscape, and disconnection from the settlement.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	VM1A – Upper Evenlode Vale
Historic Landscape Character:	Traditional agricultural landscape with limited recorded heritage assets but strong time depth and field structure

Constraints/Designations:
Landscape: Within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA); outside the Cotswold National Landscape but forming part of its wider setting.
Historic: No listed buildings or Conservation Areas nearby
Biodiversity: Grassland and boundary vegetation provide local habitat; floodplain grassland and watercourse contribute to ecological value
Other (floodplain, PRoWS): Western part of the site within Flood Zones 2 and 3; PRoW Footpath 15 runs along the southern boundary, offering clear views across the site and wider landscape.

Site Reference: M80	**Settlement: Moreton-in-Marsh**
Description: The site lies to the north of Moreton-in-Marsh, beyond the settlement boundary and to the east of the A429, extending south of Lower Lemington. It forms part of the open rural landscape north of the town, lying within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA). The site occupies a gently undulating and westward-sloping landform, forming part of the transition between the town's northern edge and the wider countryside of the Upper Stour Hills and Valleys. The landscape is predominantly arable farmland, interspersed with small areas of grassland and occasional rough pasture. Tree cover is generally limited to hedgerow corridors, though vegetation becomes denser to the west and north, where small woodland blocks and field trees provide a degree of enclosure and variation. Hedgerow quality varies, with some well-managed boundaries alongside areas of thinning or gappy hedges, allowing open intervisibility with the surrounding landscape. From the higher parts of the site, there are panoramic views south, west and north, encompassing the town's northern edge, the A429 corridor, and the wider vale landscape extending towards the Cotswold escarpment. Built form is limited to isolated agricultural structures in the wider area, reinforcing the open, rural character. Away from the A429, the landscape is tranquil and undeveloped, with a strong sense of remoteness and separation from the town. The site lies within National Character Area 107 – Cotswolds, within the Undulating Lowland Vale Landscape Character Type, and the Upper Stour Hills and Valleys (VM2A) Landscape Character Area. This area is typified by broad, undulating lowlands with a pattern of arable and pasture fields enclosed by hedgerows, small woodlands, and scattered farmsteads. There are no PRoWs within or adjoining the site, and the land is outside Flood Zones 2 and 3. The area contains no listed buildings or Conservation Areas, although nearby farmsteads and hamlets contribute to the rural pattern of dispersed settlement.	
Evaluation:	**HIGH SENSITIVITY**
Justification: The site occupies a visually exposed and distinctly rural position to the north of Moreton-in-Marsh, within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA). Its open, gently undulating landform, long panoramic views, and tranquil countryside setting contribute strongly to the character and quality of the Upper Stour Hills and Valleys (VM2A) landscape. The site's disconnection from the settlement and its undeveloped, open nature create a landscape of high perceptual value. It forms part of the northern rural approach to Moreton-in-Marsh, maintaining the visual and spatial separation between the town	

and the surrounding countryside. Views across the landscape reveal a simple, agricultural scene of fields, hedgerows, and woodland, with minimal built intrusion and expansive rural skylines that contribute to the area's scenic quality.

While field boundaries and woodland edges provide localised enclosure, the open aspect and elevated position ensure the site remains visually prominent within the wider SLA. Development would therefore be perceived as encroachment into a sensitive rural landscape, altering the character of this open vale setting and diminishing the integrity of the town's northern edge.

Overall, the site is assessed as having high landscape sensitivity, reflecting its strong rural qualities, visual prominence, tranquillity, and role within the SLA in maintaining the open countryside setting around Moreton-in-Marsh.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	VM1A – Upper Evenlode Vale
Historic Landscape Character:	Rural agricultural landscape with traditional field structure and dispersed settlement pattern

Constraints/Designations:
Landscape: Within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA)
Historic: No Conservation Areas or listed buildings nearby. Scheduled Ancient Monument to the west of the site.
Biodiversity: Hedgerows, trees and small woodland blocks provide habitat value and ecological connectivity.
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; no PRoWs within or adjacent to the site

Site Reference: M81A	**Settlement: Moreton-in-Marsh**

Description:

The site lies beyond the southern settlement boundary of Moreton-in-Marsh, to the north-east of Evenlode Road, forming part of the open pastoral landscape that defines the town's rural southern setting. It is disconnected from the settlement and located in open countryside.

The land comprises undulating grassland divided into several fields, gently falling eastwards towards a small watercourse that runs east–west through the centre of the site, flanked by a line of mature trees. This watercourse and its associated floodplain (within Flood Zones 2 and 3) form an important landscape feature, adding to the site's natural and visual interest. The southern and eastern parts of the site are particularly tranquil, with open rural character and limited urban influence.

The roadside boundary to the west is defined by a strong hedgerow, supplemented by a belt of mature trees, while the eastern boundary includes additional mature vegetation, contributing to enclosure and a well-established landscape structure. Internally, post-and-rail fencing subdivides the grassland, reinforcing its pastoral use. The combination of mature trees, grassland, and watercourse creates a cohesive and attractive rural composition.

The site lies within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA), designated for its role in maintaining the rural setting of the town and the open character of approaches within the Upper Evenlode Vale. Views from within and across the site are predominantly rural, with distant views westwards towards the Cotswold National Landscape (CNL). The landscape is perceived as tranquil and undeveloped, with limited visible built form and strong connections to the wider countryside.

PRoW Footpath 10 crosses the site on an east–west alignment, providing direct public access and contributing to the site's recreational and perceptual value. There are no listed buildings or Conservation Areas nearby.

Evaluation:	**HIGH SENSITIVITY**

Justification:

The site forms part of the open pastoral landscape south of Moreton-in-Marsh, within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA), where it plays an important role in maintaining the rural setting and undeveloped character of the town's southern approach. Its undulating landform, semi-natural features, and tranquil rural character contribute strongly to the scenic quality and perceptual integrity of this part of the Upper Evenlode Vale (VM1A).

The combination of grassland, mature trees and a central watercourse enhances both visual and ecological interest, while the PRoW Footpath 10 that crosses the site provides public appreciation of its rural qualities and visual connection to the surrounding

countryside. Views west towards the Cotswold National Landscape (CNL) reinforce its contribution to the wider landscape setting of the town and the transitional character between vale and escarpment.

While well contained by boundary vegetation, the site's open internal character, location beyond the settlement edge, and position within the SLA heighten its susceptibility to change. The landscape is distinctly rural, scenic and tranquil, with a clear sense of separation from built development.

Accordingly, the site is assessed as having high landscape sensitivity, reflecting its strong natural and visual qualities, high perceptual value, public access, and important role in maintaining the rural southern setting of Moreton-in-Marsh.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	Upper Evenlode Vale
Historic Landscape Character:	Traditional agricultural landscape with time depth reflected in hedgerow and field structure

Constraints/Designations:
Landscape: Within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA)
Historic: No Conservation Areas or listed buildings nearby
Biodiversity: Mature trees, hedgerows and watercourse provide strong habitat and ecological connectivity
Other (floodplain, PRoWS): Flood Zones 2 and 3 along the watercourse and central field corridor; PRoW Footpath 10 runs through the centre of the site

Site Reference: M81B	**Settlement: Moreton-in-Marsh**

Description:

The site lies to the north-east of Evenlode Road, beyond the southern settlement boundary of Moreton-in-Marsh, forming part of the open pastoral landscape south of the town. It occupies low-lying land that gently slopes north-west towards a watercourse running along the boundary. The floodplain corridor, associated with this watercourse, falls within Flood Zones 2 and 3, contributing to the site's natural and visual character.

The land is divided into multiple pastoral fields, separated by hedgerows with mature hedgerow trees, woodland blocks and occasional stand-alone trees within the fields. These features provide a strong landscape framework and localised enclosure, while maintaining open internal views across the site. A Public Right of Way (PRoW Footpath 1) runs north-west to south-east through the centre, providing public access and reinforcing the site's perceptual and recreational sensitivity.

The south-eastern boundary adjoins a rural lane where Wells Folly (Grade II, List Entry 1341118) lies just beyond the site, along with several dwellings and farm buildings that contribute to a dispersed rural pattern of settlement. The north-western boundary is defined by the tree-lined watercourse, which forms a key natural feature, enhancing biodiversity and visual containment. Vegetation is strongest along this corridor and the south-eastern boundary, with intermediate fields more open in character.

The site lies within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA), which recognises the importance of the southern landscape in preserving the rural setting and open approaches to the town. It is within National Character Area 107 – Cotswolds, the Pastoral Lowland Vale Landscape Character Type, and the Upper Evenlode Vale (VM1A) Landscape Character Area as defined in the Gloucestershire Landscape Character Assessment. This area is typified by low-lying pastoral farmland, enclosed by hedgerows and trees, with scattered dwellings and a strong sense of tranquillity.

Evaluation:	**HIGH SENSITIVITY**

Justification:

The site forms part of the open pastoral landscape south of Moreton-in-Marsh, lying within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA) where it plays a key role in maintaining the undeveloped, rural setting of the town. Its low-lying topography, mature field structure, and strong natural and perceptual qualities typify the Upper Evenlode Vale (VM1A) and contribute to the landscape's sense of continuity and openness.

The presence of Wells Folly (Grade II) adjacent to the southern boundary adds localised historic value, while the PRoW crossing the site enhances perceptual and recreational sensitivity by allowing the landscape to be directly experienced. The

floodplain corridor along the watercourse provides additional natural and scenic importance.

Although scattered buildings and vegetation along the south-eastern lane provide some context for built form, the site remains clearly detached from the settlement, and any further encroachment would appear isolated and intrusive within the open countryside. The combination of ecological value, visual openness, tranquillity, and public access contributes to a high overall sensitivity.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	Upper Evenlode Vale
Historic Landscape Character:	Traditional pastoral farmland with enclosed fields and hedgerow trees; association with nearby Wells Folly (Grade II)

Constraints/Designations:
Landscape: Within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA)
Historic: Wells Folly (Grade II, List Entry 1341118) located just outside the south-eastern boundary
Biodiversity: Mature trees, hedgerows and watercourse provide strong habitat and ecological connectivity. Deciduous woodland is a priority habitat.
Other (floodplain, PRoWS): Flood Zones 2 and 3 along the north-western watercourse; PRoW Footpath 1 crosses the site north-west to south-east.

Site Reference: M82/83	**Settlement: Moreton-in-Marsh**

Description:

The site lies to the south-west of Evenlode Road, south of Moreton-in-Marsh, forming part of the open pastoral landscape that contributes to the town's rural southern setting. It is not physically connected to the settlement, separated by open fields and existing vegetation, and has a distinctly rural and tranquil character.

The land is divided into multiple fields enclosed by native hedgerows with intermittent trees, occupying a gently south-west sloping landform. The landscape is varied, comprising pastoral fields, equine paddocks, and areas of formal and ornamental tree planting, particularly along the drive associated with Coldicote Farm, which also contains residential and farm buildings. The south-eastern boundary features extensive willow tree planting, creating a strong vegetated edge.

To the north, PRoW Footpath 15 runs beyond the site boundary but is screened by a dense line of leylandii, providing little visual interaction with the site. The south-western boundary is defined by a watercourse with associated riparian vegetation, which falls within Flood Zones 2 and 3 and contributes to local ecological value. PRoW Footpath 11 runs alongside this corridor, offering filtered views westward across parts of the site framed by hedgerows and mature trees. The site has a wooded backdrop to the north and east, reinforcing its sense of containment and rural enclosure.

Overall, the site forms part of the pastoral vale landscape south of Moreton-in-Marsh, with its mixture of trees, hedgerows and open grassland creating a diverse and attractive landscape mosaic. The area retains a tranquil, rural character, with only limited influence from built form or settlement.

The site lies within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA), which recognises the importance of this landscape in conserving the open and undeveloped approaches to the town. It falls within National Character Area 107 – Cotswolds, within the Pastoral Lowland Vale Landscape Character Type, and more locally within the Upper Evenlode Vale (VM1A) Landscape Character Area, which is characterised by flat to gently undulating pasture and arable land, strong hedgerow patterns, scattered trees, and a quiet, enclosed rural quality.

Evaluation:	**HIGH SENSITIVITY**

Justification:

The site occupies a visually and perceptually rural position south of Moreton-in-Marsh, within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA) and contributes significantly to the undeveloped and tranquil setting of the town. The combination of grassland, hedgerows, willows, mature trees, and the riparian corridor creates a rich and diverse rural landscape with strong ecological and scenic value.

Although the site includes existing buildings and equine paddocks, these are limited in extent and read as part of a dispersed rural pattern of farmsteads rather than as settlement expansion. The topography, vegetation, and presence of the watercourse contribute to the area's natural character, while views from Footpath 11 and nearby lanes reinforce its perception as part of the open countryside surrounding Moreton-in-Marsh.

The tranquillity and scenic quality of the site are high, particularly away from the road corridor, and the enclosure from trees and hedgerows enhances its sense of place. Development here would be perceived as an isolated incursion into the rural landscape, diminishing the openness and pastoral quality that define the SLA and the Upper Evenlode Vale (VM1A) landscape.

As such, the site is assessed as having high landscape sensitivity, reflecting its rural character, ecological and perceptual qualities, and contribution to the scenic setting of the town within the SLA.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	Upper Evenlode Vale
Historic Landscape Character:	Agricultural and pastoral landscape with long-established field and hedgerow structure typical of the Upper Evenlode Vale.

Constraints/Designations:
Landscape: Within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA)
Historic: No Conservation Areas or listed buildings within or adjacent to the site
Biodiversity: Mature hedgerows, riparian vegetation, and willow planting provide high ecological and habitat value
Other (floodplain, PRoWS): Western extent of site within Flood Zones 2 and 3 associated with the watercourse; PRoW Footpath 11 along south-western boundary; Footpath 15 to the north

Site Reference: M84/M85	**Settlement: Moreton-in-Marsh**

Description:

The site lies to the south of Moreton-in-Marsh, beyond the settlement boundary, and forms part of the open pastoral landscape extending towards the River Evenlode. It is disconnected from the main settlement, with a rural and tranquil character reinforced by mature landscape features, woodland edges, and a strong sense of openness.

The land comprises a series of irregular pastoral fields separated by mature hedgerows and hedgerow trees, with a pattern that reflects historic enclosure. The landscape falls gently south-west towards the river corridor, where parts of the western extent are within Flood Zones 2 and 3. Heath End Farm, including its associated farmstead and buildings, lies along the northern boundary beside Evenlode Road, forming the principal built feature within the local landscape.

The site is characterised by dense vegetation structure, with mature trees and deciduous woodland blocks located along the northern and western boundaries (the latter designated as Priority Habitat). These features provide both enclosure and biodiversity value, contributing to a distinctive and well-treed landscape character. The southern horizon is wooded, while longer-distance views are available eastwards across the more open pastoral vale. PRoW Footpath 2 runs north–south through the western part of the site, offering direct public access and contributing to its recreational and perceptual sensitivity.

The combination of hedgerows, mature trees, pastoral fields, and watercourse corridors creates a cohesive and scenic landscape typical of the Upper Evenlode Vale, providing continuity with the wider Moreton-in-Marsh Surrounds Special Landscape Area (SLA). The area is quiet, enclosed and largely free from modern development, with the two farmsteads forming the only built element within an otherwise open rural setting.

The site lies within National Character Area 107 – Cotswolds, within the Pastoral Lowland Vale Landscape Character Type, and more locally within the Upper Evenlode Vale (VM1A) Landscape Character Area. This landscape is typified by low-lying pastoral land, strong field boundaries, scattered trees and woodlands, and a high level of perceived rurality.

Evaluation:	**HIGH SENSITIVITY**

Justification:

The site forms part of the open rural landscape south of Moreton-in-Marsh, within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA), where it plays an important role in maintaining the undeveloped, pastoral setting of the town. The gently sloping topography, mature field structure, and presence of Priority Habitat woodland create a landscape of high scenic, natural and perceptual value.

The combination of woodland blocks, hedgerows, and scattered mature trees provides a strong vegetated framework that enhances biodiversity and enclosure while retaining a sense of rural openness. The watercourse and floodplain add further visual and ecological sensitivity. Although Heath End Farm and Evenlode Mane introduce built form, this reads as part of a dispersed pattern of rural settlement rather than an extension of Moreton-in-Marsh.

The tranquillity and containment of the landscape, combined with its visual and recreational value (reinforced by PRoW Footpath 2), make it particularly sensitive to change. The site is perceptually and physically disconnected from the settlement, and any large-scale development would represent a significant encroachment into open countryside, eroding the coherence of the SLA and the scenic integrity of the Upper Evenlode Vale (VM1A).

Accordingly, the site is assessed as having high landscape sensitivity, reflecting its mature natural structure, visual quality, perceptual tranquillity, and valued role in maintaining the rural setting of Moreton-in-Marsh.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	Upper Evenlode Vale
Historic Landscape Character:	Traditional pastoral farmland with mature field and hedgerow structure; time-depth evident in enclosure and farmstead pattern

Constraints/Designations:
Landscape: Within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA)
Historic: No Conservation Areas or listed buildings within or adjacent to the site
Biodiversity: Deciduous woodland (Priority Habitat) on northern and western boundaries; hedgerows and trees provide additional ecological value
Other (floodplain, PRoWS): Western part of the site lies within Flood Zones 2 and 3 associated with the river corridor; PRoW Footpath 2 runs north–south through the western part of the site

Site Reference: M87	Settlement: Moreton-in-Marsh

Description:

The site lies to the east of Moreton-in-Marsh, beyond the settlement boundary, and forms part of the open arable landscape that defines the town's rural eastern setting. It is disconnected from the main built form, separated by intervening agricultural land, and has a distinctly rural and undeveloped character.

The land is gently sloping southwards, comprising arable fields bounded by a combination of hedgerows and trees. A low but well-defined hedgerow runs along the northern boundary adjacent to the A44, while the eastern boundary is marked by a mature tree line providing filtered enclosure and a visual edge to the landscape. The western boundary is formed by a fragmented hedgerow with intermittent trees, allowing partial visibility towards the settlement fringe. Flood Zones 2 and 3 extend across a small section of the south and south-eastern boundaries.

There are filtered views south-west across the wider landscape towards the Cotswold National Landscape (CNL) in the distance, reinforcing the site's contribution to the open countryside setting of the town. Built form within and around the site is minimal, limited to scattered agricultural structures and two Grade II listed buildings nearby — Four Shire Stone Farm (List Entry 1154945) located immediately adjacent to the site, and the Four Shire Stone (List Entry 1303562) situated just beyond the eastern boundary. Both features contribute to the local sense of place and rural heritage but are not visually dominant due to surrounding vegetation and landform.

The site lies within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA), which recognises this landscape's role in conserving the town's rural approaches and open setting. It falls within National Character Area 107 – Cotswolds, within the Pastoral Lowland Vale Landscape Character Type, and specifically the Upper Evenlode Vale (VM1A) Landscape Character Area. The character area is typified by low-lying vale farmland with strong field patterns, hedgerows, scattered trees and farmsteads, and a calm, pastoral quality.

There are no PRoWs within or adjacent to the site, and the area experiences limited public visibility, with only filtered views from the A44.

Evaluation:	**HIGH SENSITIVITY**

Justification:

The site forms part of the open, low-lying landscape east of Moreton-in-Marsh, within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA), where it plays a key role in maintaining the undeveloped rural setting and approach to the town. Its southward-falling topography, open arable character, and filtered long-distance views towards the Cotswold National Landscape (CNL) give it high scenic and perceptual value.

Although the presence of the A44 and nearby farmstead buildings slightly reduces tranquillity along the northern edge, the site remains predominantly rural, open and agricultural, with limited visibility of built form. The lack of physical or visual connection to the settlement, coupled with its location within the SLA, historic associations, and open visual relationship with the wider landscape, all contribute to a high overall sensitivity. Development would appear isolated and intrusive, detracting from the integrity of the SLA and the character of the Upper Evenlode Vale (VM1A).	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	Upper Evenlode Vale
Historic Landscape Character:	Rural agricultural landscape with field enclosure pattern and proximity to heritage assets
Constraints/Designations: Landscape: Within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA) Historic: Four Shire Stone Farm (Grade II, List Entry 1154945) and Four Shire Stone (Grade II, List Entry 1303562) beyond eastern boundary Biodiversity: Hedgerowsand trees provide some ecological value Other (floodplain, PRoWS): Flood Zones 2 and 3 along south and south-eastern boundary associated with watercourse; no PRoWs within or adjoining the site	

Site Reference: M88A / M88B/ M88C Settlement: Moreton-in-Marsh

Description:

The site lies west of Todenham Road, beyond the northern boundary of Moreton-in-Marsh, forming part of the open rural landscape that separates the town from the dispersed farms and small settlements around Lower Lemington. It includes the existing complex at Lemington Grange, associated infrastructure, and surrounding arable fields extending north and east. The site sits within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA), which identifies the landscape north of the town as important for maintaining its open rural setting and preventing coalescence with surrounding hamlets.

Topography is gently undulating, with land rising subtly towards the north before falling away into the broader Upper Stour valley. The north and east boundaries are enclosed by a good tree belt, comprising mixed deciduous and conifer species, more ornamental near Lemington Grange itself, and more naturalistic further north. The far north-east boundary includes an area of derelict land associated with the site's former agricultural use, as well as a few houses north-east of the site boundary.

The landscape retains a predominantly rural character, with open arable fields, scattered trees and hedgerows, and filtered views of nearby woodland and farmland. Built form associated with Lemington Grange introduces a degree of human influence but remains limited and contained within its immediate setting. Views to the south and west are largely contained by vegetation and landform, while the higher ground to the north allows filtered outward views across the wider countryside.

The site lies within National Character Area 107 – Cotswolds, within the Undulating Lowland Vale Landscape Character Type, and the Upper Stour Hills and Valleys (VM2A) Landscape Character Area. This landscape is characterised by a gently rolling lowland vale of mixed arable and pasture fields enclosed by hedgerows, occasional tree belts, and dispersed farmsteads.

There are no PRoWs within or adjoining the site, and it is outside Flood Zones 2 and 3. No Conservation Areas or listed buildings are present within or immediately adjacent to the site.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site forms part of the rural landscape north of Moreton-in-Marsh, lying beyond the settlement boundary and within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA). It contributes to the open countryside setting of the town and the separation between Moreton-in-Marsh and Lower Lemington. The landscape retains a tranquil, undeveloped character, with gently undulating topography, mature vegetation structure, and a predominance of arable land consistent with the Upper Stour Hills and Valleys (VM2A) landscape character.

The presence of Lemington Grange and associated infrastructure introduces limited built form that reduces the overall degree of sensitivity compared to completely undeveloped land, although the site remains perceptually rural and visually open in its wider context. The tree belts and woodland to the north and west provide some containment and enhance ecological value, while the open arable fields maintain the simplicity and spaciousness typical of the surrounding landscape.

Development here would extend the built footprint northwards, appearing disconnected from the settlement and intruding into an otherwise open and rural area. The SLA identifies this northern landscape as sensitive to encroachment, with the need to retain clear separation between the town and the dispersed rural pattern of development further north.

Accordingly, the site is assessed as having medium-high landscape sensitivity, reflecting its rural character, landscape quality and SLA designation, moderated slightly by the existing built form and ornamental vegetation associated with Lemington Grange.

Landscape Context:

National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Undulating Lowland Vale
Landscape Character Area:	VM2A – Upper Stour Hills and Valleys
Historic Landscape Character:	Rural agricultural landscape with limited recorded heritage features; some time depth associated with Lemington Grange and historic farm pattern

Constraints/Designations:

Landscape: Within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA)
Historic: No Conservation Areas or listed buildings nearby
Biodiversity: Traditional Orchard Priority Habitat, as well as mature woodland and tree belts that provide habitat structure and ecological connectivity
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; no PRoWs within or adjoining the site

Site Reference: M89	**Settlement:** Moreton-in-Marsh

Description:

M89 is located to the south-east of Moreton-in-Marsh and comprises a medium-scale parcel made up of an existing sewage treatment works in the northern section and grassland to the south.

The site is relatively flat and low-lying, reflecting the characteristics of the surrounding vale landscape. Field boundaries are defined by fragmented hedgerows with evidence of varied management, resulting in inconsistent enclosure and partial containment. A block of trees and shrubs lies to the east, providing some localised structure and screening.

The southern part of the site, beyond the water treatment works, lies within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA) and exhibits a stronger rural character. This contrasts with the northern section, where the presence of the sewage treatment works introduces an existing developed and utilitarian character.

Public access is provided by PRoW Footpath 10, which runs east–west across the southern part of the site, increasing its recreational value and visual sensitivity. The site lies outside Flood Zones 2 and 3 and is not within the setting of any Conservation Area or listed buildings.

The site falls within the Pastoral Lowland Vale Landscape Character Type, specifically the VM1A Upper Evenlode Vale Landscape Character Area, characterised by a relatively flat, open and pastoral landscape with a mix of agricultural uses and intermittent vegetation structure.

Evaluation:	**MEDIUM-LOW TO MEDIUM**

Justification:

M89 comprises a varied parcel with differing landscape sensitivities across its extent. The northern section, containing the existing sewage treatment works, is already influenced by built development and exhibits a more urbanised character. As such, it demonstrates a lower susceptibility to change.

In contrast, the southern section forms part of the Moreton-in-Marsh Surrounds SLA and contributes to the open rural setting of the settlement. The absence of development to the south and east, combined with the presence of PRoW Footpath 10, results in a stronger sense of rurality and increased visual and recreational sensitivity.

Development of the site, particularly in the southern section, would extend built form into currently undeveloped landscape and would alter the perception of openness associated with the vale landscape.

Taking these factors into account, the site is considered to have Medium–Low sensitivity in the north, rising to Medium sensitivity in the south, reflecting the transition from a developed to a more rural and sensitive landscape context.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	VM1A Upper Evenlode Vale
Historic Landscape Character:	Enclosed agricultural land reflecting typical vale enclosure patterns.
Constraints/Designations: Landscape: Southern part of the site lies within the Moreton-in-Marsh Surrounds Special Landscape Area. Historic: None identified Biodiversity: Grassland and fragmented hedgerows. Other (floodplain, PRoWS): PRoW Footpath 10 crosses the southern section of the site. Outside Flood Zones 2 and 3.	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 26 – Northleach

COTSWOLD
District Council

Settlement character

1.1 Northleach is a small town located to the east of the junction of the old Gloucester to London Road and the A429 Fosse Way. The town lies around 100m from the Roman road astride the old road while the A40 now bypasses the town around 500m to the north.

1.2 Though a settlement was on this site at the time of Domesday [possibly near the church] the core of the town owes its layout to its establishment as a medieval planned town by the Abbey of Gloucester in 1220. Eighty burgage plots were laid out along the road bordering the River Leach and focussing on the triangular market place. The town prospered on the wool trade and boasts a magnificent Wool Church, St Peter and St Paul's, built just west of the Market Square in the 15th century. This is a dominant feature of the town and benefits from a setting to the west, of the manor house and small pastoral fields still operated by the adjacent Church Farm.

1.3 The buildings constructed over this period have left a superb built heritage and are contained within an extensive Conservation Area focussed on the fine High Street buildings. Though many of the burgage plots are still in existence, most noticeably bordering the River Leach, some have been built upon and the pattern altered – this has occurred primarily to the north of the High Street.

1.4 There has been considerable 20th century development to the north of the town up the valley side and, more recently, both eastwards and westwards along the valley. This begins to be visually intrusive at the higher level although a tree belt above it helps to ameliorate its impact to an extent. An interesting feature of the town is that it has not expanded to meet the Fosse Way. This was originally because the parish boundary lay on the road so the town could not sit astride the highway. However, there are some buildings around the junction including the Old Police Station, now used as a rural museum. Also, there seems to be little development on the south side of the river. It is not clear, however, where the course of the river runs between the Fosse Way and Millstream Cottages.

Landscape Character

1.5 Northleach lies in the Cotswolds National Landscape Character Area 107 and is classified as High Wold Dip-Slope Valley landscape type in the Upper/Middle Leach Valley LCA. The upper slopes of the valley and higher ground on either side is within the Cotswolds High Wold Dip Slope LCA.

1.6 The town lies along and close to the source of the River Leach which runs south east through the Cotswold oolitic limestone dipslope to join the Thames below Lechlade.

1.7 The topography is a rolling valley lying between the broad flat intervening ridges of the Cotswolds dip slope. The Leach valley [at around 160mAOD] has an enclosed character with woodland belts on the convex upper slopes, arable land and pasture on the steeper and wetter areas and a watercourse on a narrow but distinct floodplain. A small tributary valley to the west running up to Seven Springs widens the valley at the confluence. This valley landscape contrasts with the dip landscape which reaches 200m AOD where wide views are possible and which feels slightly remote and exposed. This consists of open mixed arable and pastoral farming, larger fields, well-trimmed hedges, some stone walls, blocks and strips of woodland.

1.8 The agricultural land classification is Grade 3 with Grade 4 on the valley bottom.

Relationship of the settlement with the surrounding landscape

1.9 The settlement has the following key relationships with the surrounding landscape:

Positive:

- The valley of the River Leach effectively encloses the town minimising views from the wider dip landscape.
- Pasture land still forms the setting for the church and manor house wrapping around the west of the town and also separating it from Fosse Way. The tower of the church is a distinctive landmark which can be seen in its green setting from Fosse Way. This view is important to the perception of the town.
- The openness of the south side of the valley and the floodplain provide a valuable setting to the old linear town on the lower slopes of the valley and a resource for countryside access.

Negative:

- The expansion of the town up the northern valley side, particularly Fortey Road but also around Tayler Road, provides a homogenous, monotonous suburban edge to the town hugging the 180mAOD contour which does not complement the landscape or town.

- The Tayler Road development, despite planting on its edge, runs too close to the Fosse Way and exhibits standard house types which do not complement the Cotswold vernacular.
- Housing above and around the fire station does not provide a positive setting to the church and is visible from the Fosse Way.
- The more recent extension of the town eastwards has been carried out with more reference to the Cotswold style but still presents a relatively homogenous block which is clearly a housing estate built all at one time. A better introduction is needed for those approaching the town from the east

Landscape sensitivity considerations

1.10 The landscape is typical of the National Landscape character area surrounding Northleach.

1.11 Long views are limited by the enclosing valley form. Areas sensitive to further development are to the south and west of the town towards the Fosse and any further up the northern slopes where 180mAOD has been taken as the upper limit to expansion.

Constraints to be taken into account

1.12 The constraints are shown on Figures N2 and N3 and are summarised below:

- National Landscape covering all of town and surrounding landscape
- Conservation Area
- Listed buildings and their settings
- The floodplain of the Leach

Areas where development is not suitable

1.13 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- In the environs of the church and manor house as this is an essential setting to some of the most important buildings in the conservation area and in the town
- Between the town and Fosse Way to retain the town's historic separation and to keep the Fosse Way as rural as possible in this area.
- Above the existing housing on the north side of the town because of high visibility

- South of the River Leach to retain the rural character and setting to the burgage plots, which is a characteristic of the town, and to maintain countryside access.
- Further development west of the Fosse Way to prevent sprawl of the town into the countryside.

Suggested environmental improvements

1.14 The following environmental improvements are suggested:

- Fosse Way junction requires careful treatment to ensure it complements the town.
- Woodland planting adjacent to housing facing Fosse Way.
- Woodland planting at the top of Bettenson Rise to act as backcloth to housing and as a setting for church.
- Improved management of floodplain land by new leisure centre.

Figure A1: Context and Landscape Character Types and Areas

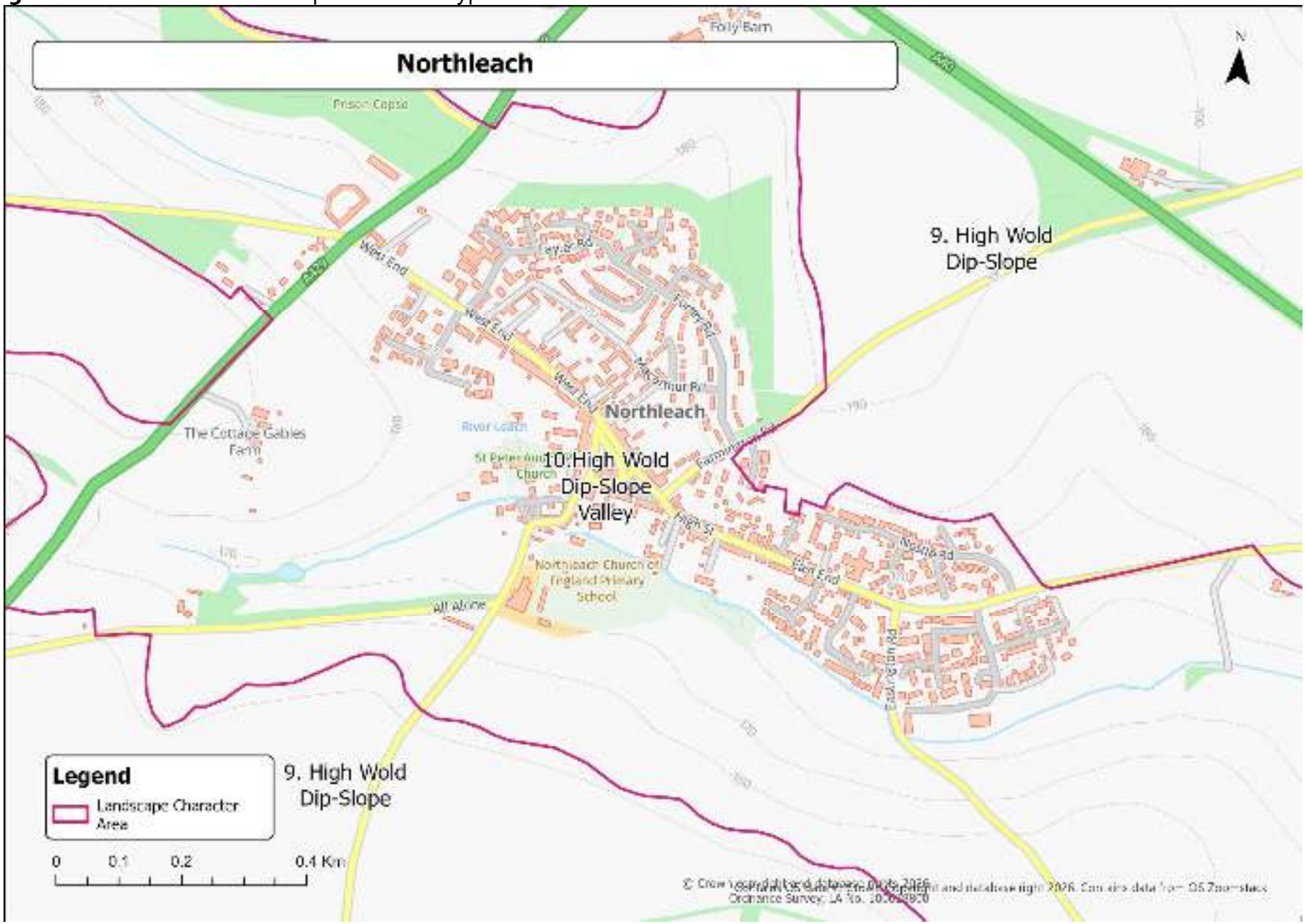
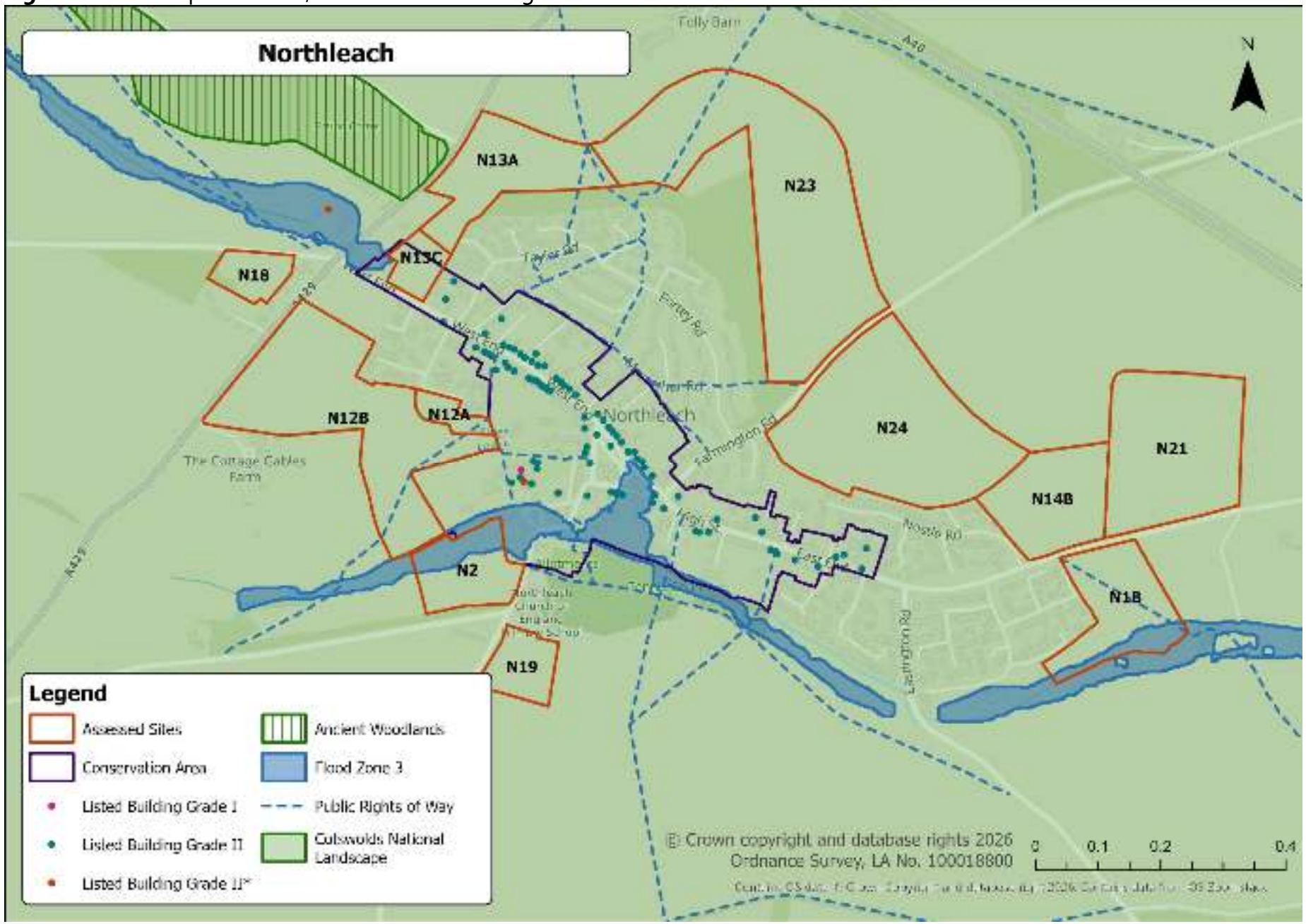


Figure A2: Development Sites, Constraints and Designations



Stage 1 Assessments

1.1 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	N2	N12A	N12B	N13A	N13C	N14A	N14B	N18	N19	N21	N22	N23	N24
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)													
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground													
	Falls within clear views from public vantage points (roads, PROWs, hills)													
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form													
	Introduce a significant area of built form into a rural or visually sensitive landscape.													
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development													
	Risks coalescence or erosion of settlement separation													
	Sites to be discounted													

Stage 2 Assessments

Site Reference: N1B	**Settlement:**	**Northleach (White 2014)**
Description: This site lies outside the settlement on its eastern edge, on the lower slopes of a pleasing small pasture valley with clearly defined valley sides. It lies adjacent to East End Road, the main approach to the settlement from the A40 from the east. From the road there are clear views into and across the site, which is a sloping field of ancient pasture, partly wrapping around the southern edge of site N_1A. Here the site lies bounds the watercourse and lies within the floodplain. A PROW crosses the site from north west to south east corners, with a small, partly screened sewage farm immediately adjacent. A fence along the site's eastern boundary does nothing to restrict views along the valley. The site lies in the Cotswolds National Landscape.		
Evaluation:	**MEDIUM-HIGH SENSITIVITY**	
Justification: The site lies within a very open valley landscape on ancient pasture running down to the River Leach, separated from the settlement edge by open pasture, its partial location in the floodplain, its contribution to the wider farmed landscape and its high visibility from the main settlement approach road from the east and PROWs. The eastern fence boundary provides no screening or logical boundary. The site reflects the characteristics and qualities of the National Landscape. Though housing development would be seen in conjunction with the recently constructed residential development to the west, development of the site would still have a significant negative impact on the local landscape.		
Landscape Context		
National Character Area:	NCA 107. Cotswolds	
Landscape Character Type:	10.High Wold Dip-Slope Valley	
Landscape Character Area:	Upper / Middle Leach Valley	
Historic Landscape Character:	Regular organised enclosure ignoring former unenclosed cultivation patterns	
Constraints/Designations Landscape: Cotswolds National Landscape Historic: none Biodiversity: none Other (floodplain, PROWs): Flood Zone, PROW		

Site Reference: N13C	**Settlement:** Northleach
Description: The site lies to the north of West End, forming part of the northern approach to Northleach. It is located within the Pastoral Lowland Vale LCT, more locally the Vale of Bourton LCA (17A). The site comprises grassland rising gently from south to north and enclosed by vegetation to the east and west. The northern boundary is arbitrary and open, transitioning to the wider rural landscape beyond. The southern boundary is defined by a stone wall and mature trees, all of which are subject to Tree Preservation Orders (TPOs). The site lies within the Northleach Conservation Area and contributes to the green approach and setting of the settlement along West End. To the east, the site adjoins a mix of commercial units and residential properties, and to the west, residential dwellings. This creates a context of mixed uses around the western edge of Northleach. Part of the southern section of the site lies within Flood Zone 2. There are no public rights of way crossing or adjoining the site, and visual sensitivity is primarily related to private receptors and users of West End as the site forms part of the green gateway into the town.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: N13C is assessed as Medium-High sensitivity, reflecting its location within the Conservation Area and role in maintaining the green approach along West End, balanced against its context of surrounding built development. The site's grassland, stone boundary wall, and mature trees (protected by TPOs) contribute positively to local townscape character and to the visual experience entering Northleach. Although the site lies on sloping land within a historic context, the surrounding land uses, mean that its form and setting are coherent with the established settlement pattern. The site is not widely visible beyond the roadside, and the absence of PRoWs limits visual sensitivity.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale LCT
Landscape Character Area:	LCA 17A Vale of Bourton
Historic Landscape Character:	Grassland rising northwards within the Conservation Area, contributing to the historic approach to Northleach.

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: Northleach Conservation Area
Biodiversity: Grassland, mature trees, and boundary vegetation provide ecological and landscape value.
Other (floodplain, PRoWS): Southern section within Flood Zone 2; no PRoWs within or adjoining the site.

Site Reference: N14B	**Settlement: Northleach**
Description: the 2.73 ha site occupies a prominent location on rising ground at the eastern edge of Northleach. It is predominantly an arable field. The site also contains a belt of trees and other native plants along the northern boundary. The boundaries have dry stone walls to the south and west and a low stone wall to the east. This parcel lies on the eastern edge of Northleach, with late 20th Century housing along its western boundary and a recently completed 40 dwelling development to the south, which is located on the opposite side of East End. East End is the main approach road to the settlement from the A40 from the east and provides clear views into the site along its southern boundary. There are open pasture fields to north and east. The parcel consists of a sloping arable farmland with low stone wall boundaries. Views to the south are of an attractive small valley of ancient pasture (the small sewage farm on the valley floor is quite well screened by vegetation).	
Evaluation:	**MEDIUM TO MEDIUM-HIGH SENSITIVTY**
Justification: The parcel is susceptible to housing development by reason of its sloping character which exposes it to views from the east, its location in open countryside and by its association with the wider farmed landscape. Its location within the CNL is indicative of its landscape value. However, within the wider landscape the parcel is well screened except from the east and south-east, where it is seen against a backdrop of existing housing when approaching the settlement from the east. Housing development here would only be acceptable if it was carried out to a very high standard to create a more pleasing indented and varied edge to the settlement on this side. The treed boundary to the north should be retained and enhanced within any scheme. Development should not venture east beyond the settlement edge created to the south by the recently completed development. The east of the parcel could be utilised for community benefit and the enhancement of Green Infrastructure provision.	
Landscape Context:	
National Character Area:	National Character Area 107: Cotswolds
Landscape Character Type:	Landscape Character Type: 9 High Wold Dip-Slope and 10 High Wold Dip-Slope Valley
Landscape Character Area:	Landscape Character Area: 9D Cotswolds High Wold Dip-Slope and 10C Middle Leach Valley
Historic Landscape Character:	Regular organised enclosure ignoring former unenclosed cultivation patterns
Constraints/Designations: **Landscape**: within the Cotswolds National Landscape (CNL) **Historic**: none **Biodiversity**: The eastern part of the site is located within the Cotswold Valleys Nature Improvement Area. The site does not contain any further formal or informal nature conservation designations.	

The site is mostly an arable field, which is likely to have limited biodiversity. However, there may be potential for some protected species, such as Sky Larks, and further assessment is required.

The belt of trees along the northern boundary is of ecological interest and may provide habitat for protected species, such as nesting birds and bats. Amongst other species, this belt also includes Rosebay Willowherb, Hawthorn, Elder and various juvenile deciduous trees. The development of this site would introduce lighting, noise and disturbance to this area, which is likely to have a harmful impact on biodiversity within the north of the site.

The site boundaries have dry stone walls, some of which are in disrepair. The dry stone walls are likely to provide a habitat for some species.

Other (floodplain, PRoWS): Northleach with Eastington Footpath 15 is present to the south

Site Reference: N18[1]	**Settlement:**	**Northleach (White 2014)**
Description: This site lies outside the settlement west of the Fosse Way, with a gap between the road and the settlement proper to the east. The site lies on the southern slopes of the River Leach valley bounded by linear incremental housing development on the Fosse Way itself and by a deciduous plantation to the west. Its southern boundary edge incorporating the 20th century dwelling, Copse View, bounds an arable field rising southwards to the plateau top. The listed old Prison/visitor centre lies to the north of the adjacent road. The valley bottom to the north is enclosed by the site and its valley sides and by woodland, Prison Copse. Two public footpaths run along it including Monarch's Way which has views towards the site as well as to Northleach and its church tower. There are also distant views to the site in juxtaposition with Northleach church tower from Hampnett Conservation Area and the Macmillan Way. The site lies in the Cotswolds National Landscape.		
Evaluation:	**HIGH SENSITIVITY**	
Justification: The susceptibility of this site to housing development lies in its location west of the Fosse Way significantly separated from the main part of Northleach, only associating with linear development. It is highly apparent from the Monarch's Way in a view which also includes the Northleach church tower and the prison which are interesting features. The value of the site is in its National Landscape designation and the juxtaposition with the listed prison which should be viewed as separate from the settlement. Housing development would significantly and obviously extend the settlement in this location, reinforcing incremental linear settlement, and would have a significant negative impact on the local landscape.		
LANDSCAPE CONTEXT		
National Character Area:	NCA 107. Cotswolds	
Landscape Character Type:	10.High Wold Dip-Slope Valley	
Landscape Character Area:	Upper / Middle Leach Valley	
Historic Landscape Character:	Regular organised enclosure ignoring former unenclosed cultivation patterns	
Constraints/Designations		
Landscape:	Cotswolds National Landscape	
Historic:	none	
Biodiversity:	none	
Other (floodplain, PROWs):	None on site, but Monarch's Way and Diamond Way PROWs to the north.	

[1] Discounted from 2026 assessment. But existing assessment provided for completeness.

Site Reference: N19	**Settlement:** Northleach

Description:

The site lies to the south of Northleach, east of Mill End, close to the 'All Alone' junction. It comprises pastoral grassland within an undulating landscape, rising gently from north to south towards a stone wall boundary lined with dispersed trees. The western boundary along Mill End is enclosed by a mature tree belt, while the eastern boundary is more open and arbitrary, lacking a strong physical edge.

To the north, the site adjoins Northleach Church of England Primary School, and to the west, a short row of residential dwellings extends along Mill End. The site sits on higher ground than land to the north, with its open upper slopes forming part of the rural southern setting of Northleach. Public Footpath 12 runs north–south beyond the eastern boundary, providing open views across the site through intervening vegetation.

The site lies outside the settlement boundary and beyond the Conservation Area, with no listed buildings nearby. It is located within the Pastoral Lowland Vale Landscape Character Type (LCT) and more locally the Vale of Bourton Landscape Character Area (LCA 17A), with the High Wold Dip-Slope LCT lying immediately beyond the southern boundary. The site also forms part of the Cotswolds National Landscape, where the open pastoral slopes and rural tranquillity contribute to special qualities of scenic beauty.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:
N19 is assessed as having Medium-High sensitivity, reflecting its elevated position, open visibility, and role in defining the southern setting of Northleach. The site occupies the rising landform that transitions between the Vale of Bourton and the High Wold Dip-Slope, giving it physical and visual sensitivity to change.

The open eastern boundary allows clear views from Footpath 12, increasing visual and experiential sensitivity, while the arbitrary eastern edge and southern openness would make any development appear dispersed and incongruous within the surrounding countryside. Although partly enclosed along Mill End, the site's pastoral character, topographic prominence, and contribution to settlement containment heighten susceptibility to change.

Within the Cotswolds National Landscape, the site supports special qualities of rural tranquillity and scenic value along the southern approach to Northleach.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale LCT
Landscape Character Area:	LCA 17A Vale of Bourton

Historic Landscape Character:	Pastoral fields on rising ground forming part of the southern approach to Northleach and transition to the High Wold Dip-Slope.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Beyond the Northleach Conservation Area. No listed buildings in proximity. Biodiversity: Tree belt and field boundaries provide local habitat and green infrastructure value. Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. Footpath 12 runs north–south along the open eastern boundary providing clear public views.	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 27 – Poulton



COTSWOLD
District Council

Settlement character

1.1 Poulton is a small village located on the A417, 8km southeast of Cirencester, and 6km west from Fairford. Poulton is a small village located on the A417, 8km southeast of Cirencester, and 6km west from Fairford.

1.2 The village retains a strong rural character with a 12th century St Michael and All Angels Church featuring Norman architectural elements and later Victorian restoration. featuring Norman architectural elements and later Victorian restoration.

Landscape character

1.3 The settlement is within the Cotswolds National Character Area 107. Poulton is classified within the Limestone Lowlands landscape types. The village is characterised by gently rolling terrain underlain by Jurassic limestone, open fields, dry stone walls and limited woodland cover.

1.4 The area's agricultural heritage is reflected in its field patterns and settlement form, while the open views and tranquil setting contribute to its scenic and rural identity.

Relationship of the settlement with the surrounding landscape

1.5 The settlement has the following key relationships with the surrounding landscape:

Positive

- Poulton retains a strong relationship with the surrounding agricultural landscape, with open countryside extending directly from much of the settlement edge.

- The village is well integrated into the gently rolling Cornbrash Lowlands landscape through a network of hedgerows, mature trees and traditional field boundaries.

- The rural setting contributes significantly to the character of the settlement, with views across surrounding farmland helping to reinforce a strong sense of place.

- Historic buildings, traditional Cotswold stone walls and mature vegetation contribute positively to the transition between the village and countryside.

- The relatively small scale and compact form of the settlement allows the surrounding landscape to remain a dominant influence on local character.

- Woodland blocks, hedgerow trees and watercourse vegetation within the wider landscape provide visual containment and contribute to local distinctiveness.

Negative

- Some modern edge-of-settlement development has a weaker relationship with the traditional settlement pattern and surrounding landscape.
- Agricultural intensification within parts of the surrounding countryside has resulted in the loss or fragmentation of some traditional landscape features.
- Localised suburban influences, including ornamental planting and domestic boundary treatments, have softened the distinction between village and countryside in places.

Landscape sensitivity considerations

1.6 Poulton exhibits generally moderate-high to high landscape sensitivity arising from its location within the Driffield Lowlands landscape character area and its strong relationship with the surrounding rural landscape.

1.7 The landscape is characterised by gently undulating lowland farmland, a network of hedgerows and scattered woodland, together with a dispersed pattern of rural settlement. The settlement sits comfortably within this landscape and derives much of its character from its agricultural setting.

1.8 The settlement edge is generally simple and well-defined, with open countryside extending beyond much of the village. Development on prominent or outward-facing edges has the potential to alter the rural character of the settlement and reduce the perceived separation between built form and countryside.

1.9 The contribution of mature trees, hedgerows, traditional field patterns and historic boundary features further increases landscape sensitivity. These features provide important visual structure and help integrate the settlement into the wider landscape.

1.10 The village also contains heritage assets and areas of historic character whose settings are closely linked to the surrounding landscape. Development

which affects these relationships may result in adverse effects on settlement character.

1.11 Whilst some opportunities may exist for limited and well-contained development, proposals should respect the settlement's rural setting, maintain characteristic landscape features and avoid visually prominent locations.

Constraints to be taken into account

1.12 The constraints are shown on Figure A2 and are summarised below:

- Poulton Conservation Area.
- Listed buildings and their settings.
- Public Rights of Way

Areas where development is not suitable

1.13 Areas where development is not considered suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Prominent settlement edges that contribute significantly to the rural setting of the village.
- Open countryside that forms an important component of the settlement's landscape setting and separation from nearby development.
- Land that contributes to the setting of heritage assets or the Conservation Area.
- Areas containing important landscape features including mature trees, woodland, hedgerows and traditional field boundaries.
- Areas where development would erode the compact form and rural character of the settlement.

Areas for environmental improvement

- Conservation and enhancement of mature trees, hedgerows and woodland features.
- Restoration and reinforcement of traditional field boundaries and dry stone walls.
- Enhancement of biodiversity through improved habitat connectivity across the wider landscape.

- Management of settlement edges to strengthen the transition between village and countryside.
- Conservation of important views and landscape features which contribute to local distinctiveness.
- Reduction of suburbanising influences through sensitive management of boundaries, planting and public realm.

Figure A1: Context and Landscape Character Types and Areas

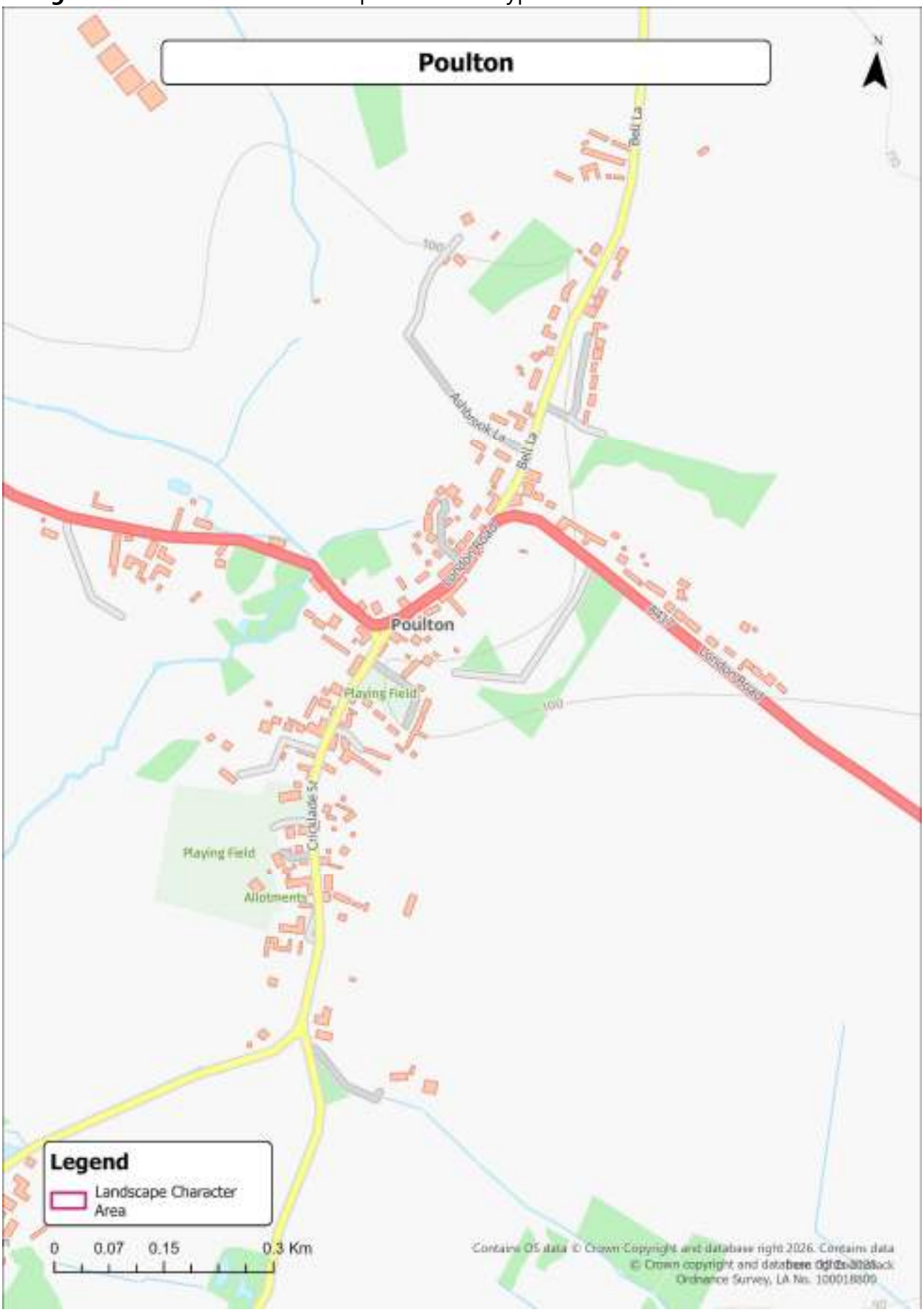
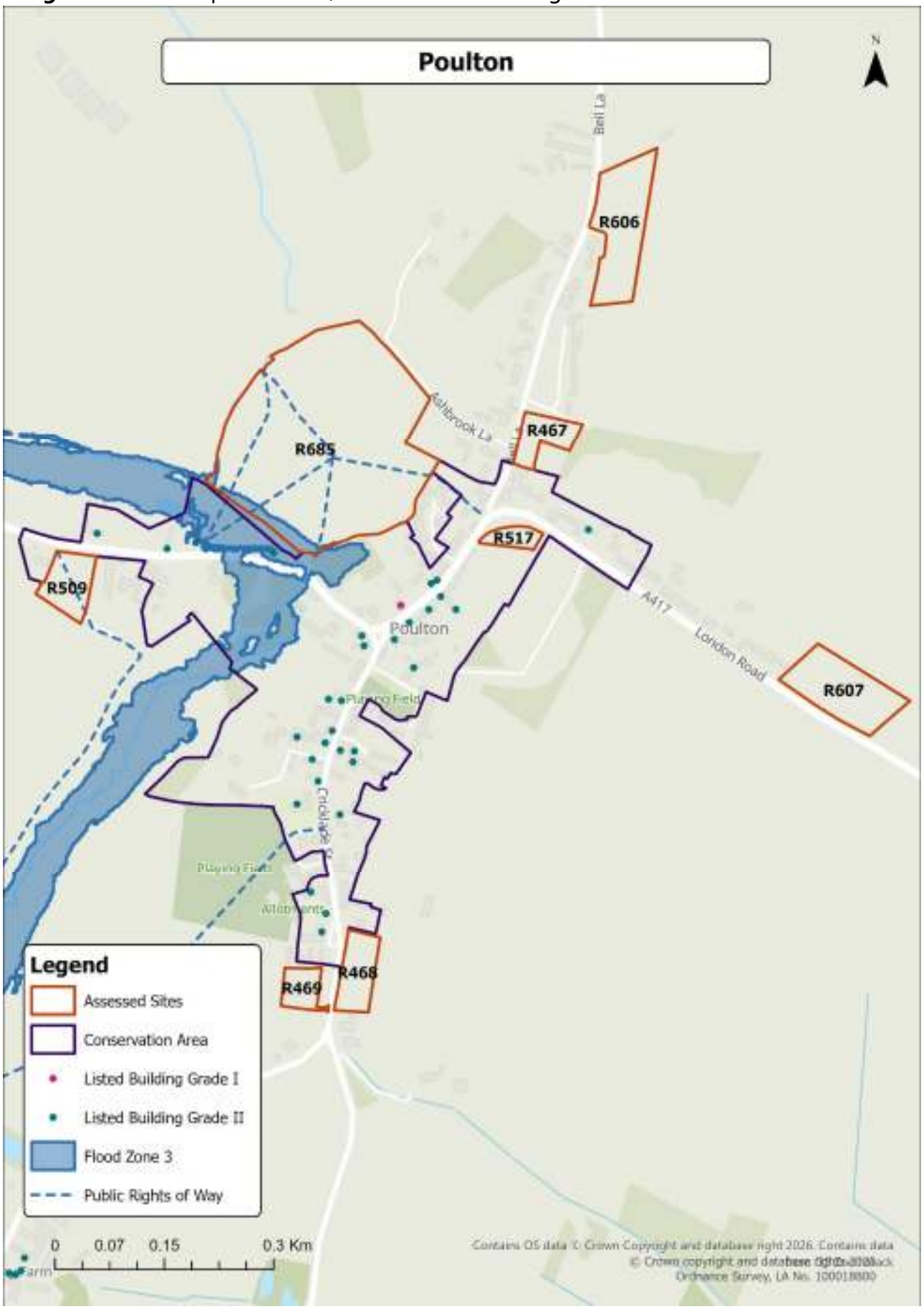


Figure A2: Development Sites, Constraints and Designations



Stage 2 Assessments

Site Reference: R467	**Settlement: Poulton**
Description: The site lies to the east of Bell Lane on the northern edge of Poulton, occupying a small parcel of land between existing development to the north and south. It is adjoined by the Poulton Conservation Area along its southern boundary but sits outside the designated area itself. The site is not within the direct setting of any listed buildings, though the Conservation Area context increases its local historic sensitivity. The site appears to have been formerly pastoral but is now largely unmanaged, characterised by rough grassland, shrubs, and some scrub encroachment. It is contained by a stone wall and remnant hedgerow along the western (roadside) edge and enclosed by trees and shrubs to the north and east, which limit outward views and contribute to a sense of containment. The land sits slightly higher than Bell Lane but is otherwise relatively flat, with localised screening from surrounding vegetation. New housing lies immediately to the north, and barns to the south, giving the site a semi-enclosed character. Views into the site are limited to the Bell Lane frontage, while from within the village and surrounding countryside the land is largely screened. There are no Public Rights of Way (PRoWs) within or adjacent to the site, and it lies outside Flood Zones 2 and 3. The site falls within National Character Area 107 – Cotswolds, within the Cornbrash Limestone Lowland Landscape Character Type, and within 2C – Southrop Lowlands Landscape Character Area. This landscape is characterised by gently rolling or level limestone lowlands with medium-to-large-scale fields, stone walls and hedgerows, and a generally open, rural character.	
Evaluation:	**MEDIUM-LOW SENSITIVITY**
Justification: The site occupies a contained parcel of land on the northern edge of Poulton, with a semi-rural, transitional character influenced by adjacent housing and agricultural buildings. While the land is modest in scale and partially enclosed by vegetation, its adjacency to the Poulton Conservation Area increases sensitivity due to its contribution to the broader setting of the historic village. Although the site's physical and visual containment reduce susceptibility to large-scale landscape change, its historic context, associated with later enclosure of former open fields, provides a degree of time-depth that distinguishes it from more modern farmland. The Cornbrash Limestone Lowland and LCA 2C – Southrop Lowlands character area are both defined by traditional enclosure and stone wall boundaries, elements still	

evident along the site's western frontage.

Natural character is moderate, with unmanaged grassland, remnant hedgerows and scattered shrubs contributing to local biodiversity. The absence of PRoWs and limited intervisibility with the wider countryside reduce recreational and perceptual sensitivity, while the proximity to recent development and farm buildings gives the site a semi-rural character.

As such, the site is assessed as having medium-low landscape sensitivity, primarily due to its historic and Conservation Area context, balanced against its small scale, visual containment, and influence of adjacent development.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Cornbrash Limestone Lowland
Landscape Character Area:	LCA 2C – Southrop Lowlands.
Historic Landscape Character:	A3 – Former unenclosed cultivation – now enclosed (Regular organised enclosure ignoring former unenclosed cultivation patterns)

Constraints/Designations:
Landscape: None identified
Historic: Lies outside but adjacent to the Poulton Conservation Area but contributes to its setting.
Biodiversity: Trees, hedgerows and unmanaged grassland provide local habitat value.
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; no PRoWs within or adjoining the site

Site Reference: R468	**Settlement: Poulton**
Description: The site lies close to the southern edge of Poulton, to the east of Cricklade Street, forming a small parcel of land that functions as part of the green gap along the southern approach to the village. It appears to operate as a smallholding, containing areas of grassland, associated paraphernalia, and some informal structures. The western boundary is defined by a stone wall, hedgerow and mature trees, which provide a strong edge and screening from Cricklade Street. The southern boundary also features a well-managed wall and hedgerow, beyond which lies existing residential development. Residential development lies immediately to the north, separated by a mature hedgerow, and further housing lies to the south, creating a relatively contained pocket of undeveloped land within the settlement edge. To the east, the landscape opens onto arable farmland, marking the transition between the built-up area and the open countryside. Small pylons run north–south along the eastern side of the site. The site adjoins the Poulton Conservation Area along its northern boundary, contributing to the transition between the designated historic core and the open landscape beyond. The Grade II listed Butts Farmhouse (List Entry 1341370) lies to the west on the opposite side of Cricklade Street, though the site is separated from it by intervening vegetation and the road corridor. There are no PRoWs within or adjacent to the site, and visibility is limited to Cricklade Street and nearby residential properties. The site lies outside Flood Zones 2 and 3. The site falls within the Cornbrash Limestone Lowland, specifically LCA 2B – Driffield Lowlands. This landscape is typified by flat to gently undulating farmland with well-managed hedgerows, small watercourses, and limestone villages set within a patchwork of pasture and arable fields.	
Evaluation:	**MEDIUM SENSITIVITY**
Justification: The site occupies a small, semi-rural parcel along the southern approach to Poulton, forming part of the transitional edge between the historic village and the open countryside to the east. Its vegetation structure, including mature hedgerows, trees, and stone walls, reflects the landscape pattern characteristic of the Driffield Lowlands (LCA 2B). The site contributes to the wider setting of the Poulton Conservation Area, providing an open green gap that helps maintain the visual separation between historic and modern development along Cricklade Street. The site sits within the setting of Butts Farmhouse (Grade II), which adds to the historic sensitivity. While the site is influenced by surrounding built form, particularly housing to the north and south, it remains visually open to farmland to the east, which enhances its rural	

character and spatial connection with the wider landscape. The absence of public access limits experiential interaction, but the site contributes positively to the visual approach and rural identity of Poulton.

Accordingly, the site is assessed as having medium landscape sensitivity, reflecting its historic and visual role in the settlement's edge character and its open connection with surrounding farmland, balanced by the influence of nearby development.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Cornbrash Limestone Lowland
Landscape Character Area:	2B – Driffield Lowlands
Historic Landscape Character:	A3 – Former unenclosed cultivation – now enclosed (Regular organised enclosure ignoring former unenclosed cultivation patterns)

Constraints/Designations:
Landscape: None identified
Historic: Adjoins the Poulton Conservation Area to the north. Butts Farmhouse (Grade II, List Entry 1341370) located to the west of Cricklade Street
Biodiversity: Hedgerows, trees and grassland provide local habitat and ecological connectivity
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; no PRoWs within or adjacent to the site.

Site Reference: R469	**Settlement: Poulton**

Description:

The site lies to the west of Cricklade Street, close to the southern edge of Poulton, forming part of the village fringe between existing residential and agricultural land. It comprises an unused commercial garden centre (or similar use), containing greenhouses, polytunnels, hardstanding and associated structures, with areas of overgrown grass and scrub. The land has a managed but semi-derelict appearance, with a mix of built and natural features.

The eastern boundary, fronting Cricklade Street, is defined by a traditional stone wall, consistent with the settlement's character. The western boundary comprises a low hedgerow, providing limited screening and allowing open views across adjoining arable fields. To the north, the site adjoins a farmstead and commercial barns, while to the south lies a residential dwelling within the village edge.

Beyond the western boundary, PRoW Footpath 2 runs north–south, providing open views across the site, although these are perceived in the context of existing development and surrounding built form. The site lies immediately south of the Poulton Conservation Area, which contains the historic village core, but is not within or directly part of its primary setting. The site is outside Flood Zones 2 and 3.

The site falls within the Cornbrash Limestone Lowland (LCT), specifically the 2B – Driffield Lowlands Landscape Character Area. This landscape is characterised by gently undulating limestone farmland, a mixture of pasture and arable fields bounded by hedgerows, and scattered farmsteads and villages set within open, settled countryside.

Evaluation:	**MEDIUM-LOW SENSITIVITY**

Justification:

The site represents a semi-developed parcel on the southern approach to Poulton, with a distinct village-edge character influenced by its former commercial use and proximity to residential and agricultural development. The presence of hardstanding, structures and paraphernalia has reduced its natural and rural qualities, while its enclosure by built form to the north and south limits visual continuity with the wider landscape.

Although the site lies close to the Poulton Conservation Area, its role in the historic setting of the village is limited, with Cricklade Street, the stone boundary wall and intervening vegetation providing a sense of separation. The open western boundary maintains some connection to the adjoining countryside, but views from the public realm (including PRoW Footpath 2) are filtered and perceived within a developed context.

Overall, the site exhibits reduced natural and perceptual qualities compared with surrounding farmland. While it retains a local visual function as part of the village's southern approach, its commercial character, limited openness, and proximity to built form lower its overall susceptibility to change. In turn, the site is assessed as having

medium-low landscape sensitivity,	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Cornbrash Limestone Lowland
Landscape Character Area:	2B – Driffield Lowlands
Historic Landscape Character:	G3 – Towns, villages and hamlets (Existing settlement – extent by mid-19th century)
Constraints/Designations: Landscape: None identified Historic: Adjoins the Poulton Conservation Area to the north. Biodiversity: Limited ecological value; some habitat provided by hedgerows and trees Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; PRoW Footpath 2 beyond western boundary provides filtered views across the site.	

Site Reference: R509	**Settlement: Poulton**

Description:

The site lies to the south of the A417, on the western edge of Poulton, forming a grassed parcel between two existing dwellings. It occupies a prominent position along the open western approach into the village, marking the transition between the rural landscape and built-up edge. The land is relatively small in scale and gently sloping, with a stone wall and hedgerow defining the northern roadside boundary.

The southern boundary is open, defined by post and rail fencing and adjoining agricultural fields, reinforcing its visual connection with the countryside. A strong belt of trees along the western edge provides enclosure and partial screening, while a hedgerow to the east separates the site from adjacent residential development, which is clearly visible and influential on local character. The site also accommodates the access track serving the adjacent dwelling, which coincides with PRoW Bridleway 13, running through the site from the A417.

The site lies outside the Poulton Conservation Area, though the designation wraps around its boundaries, and it forms part of its immediate setting. The Grade II listed Old Malthouse and Attached Outbuildings (List Entry 1341031) are located directly opposite on the northern side of the A417, adding to the area's historic sensitivity. The site lies outside Flood Zones 2 and 3.

The site falls within National Character Area 107 – Cotswolds, within the Cornbrash Limestone Lowland Landscape Character Type and LCA 2B – Driffield Lowlands. This landscape is characterised by gently undulating limestone farmland, hedgerow-enclosed fields, and limestone-built villages with a semi-enclosed, settled character.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

The site occupies a visually prominent yet contained parcel on the western approach to Poulton, forming part of the transition between open countryside and the built-up edge. Its small scale, enclosure by vegetation, and association with adjacent residential and agricultural uses reduce susceptibility to large-scale change. However, the presence of the PRoW Bridleway 13, its open southern boundary, and its proximity to the Conservation Area and listed building heighten sensitivity at a local scale.

The site's historic character as former riverine pasture contributes to its time-depth and association with the traditional agrarian setting of Poulton. The stone boundary wall and hedgerows are typical of the Driffield Lowlands (LCA 2B) and contribute to the area's distinctive village edge character. While development would infill a small gap between existing dwellings, it would also reduce the visual break along the western approach, which currently maintains a sense of openness.

Overall, the site's medium landscape sensitivity reflects its semi-rural, transitional character, historic and visual relationship with the Conservation Area.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Cornbrash Limestone Lowland
Landscape Character Area:	2B – Driffield Lowlands
Historic Landscape Character:	D3 – Riverine pasture
Constraints/Designations: Landscape: None identified Historic: Adjoins the Poulton Conservation Area. Opposite The Old Malthouse and Attached Outbuildings (Grade II, List Entry 1341031) Biodiversity: Hedgerows and trees on boundaries provide ecological value Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; PRoW Bridleway 13 runs through the site	

Site Reference: R517	**Settlement: Poulton**
Description: The site lies to the south-east of London Road, within the green core of Poulton, forming part of the open, vegetated space that contributes to the village's internal character. The land is relatively flat and appears to be of low agricultural quality, possibly used as informal or unmanaged land. It is well enclosed by a dense tree shelter belt along the roadside to the north-west, which frames and screens views into the site from London Road. The southern boundary is defined by a stone wall, beyond which lie open fields, maintaining a strong sense of enclosure and reinforcing the characteristic relationship between built form and open farmland around Poulton. To the south and west, the site is enclosed by residential development fronting London Road. The internal structure of the site is relatively open, with no major vegetation other than boundary planting. Visibility is very limited, with only glimpsed views available through the access point along London Road due to the density of the shelter belt. There are no PRoWs crossing or adjoining the site, and it is not publicly accessible. The site lies within the Poulton Conservation Area, forming part of its green framework and internal open character. This contributes to the Conservation Area's sense of spatial variety and the historic pattern of built form interspersed with enclosed open spaces. The site falls within National Character Area 108 – Upper Thames Clay Vales, Cornbrash Limestone Lowland (LCT) and more locally LCA 2B – Driffield Lowlands. This landscape is characterised by flat to gently undulating limestone farmland, hedgerow field patterns, and limestone-built villages within a settled agricultural landscape.	
Evaluation:	**MEDIUM SENSITIVITY**
Justification: The site forms part of the green core of Poulton, lying within the Conservation Area and enclosed by mature vegetation and traditional boundary features. Its stone wall, tree belt, and relationship with surrounding historic development contribute positively to the Conservation Area's spatial and historic character, providing a visual break and sense of openness within the otherwise compact village form. The land has a historic and perceptual importance as part of Poulton's internal green structure. The limited visibility due to the roadside shelter belt reduces susceptibility to wider visual change, but the Conservation Area context and the site's role in maintaining the village's historic layout and sense of enclosure heighten sensitivity in heritage and townscape terms.	

Overall, the site is assessed as having medium landscape sensitivity, reflecting its historic and Conservation Area value and contribution to local character, balanced by its small scale, limited natural features, and low public visibility.	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Cornbrash Limestone Lowland
Landscape Character Area:	2B – Driffield Lowlands
Historic Landscape Character:	G3 – Towns, villages and hamlets
Constraints/Designations: Landscape: None identified Historic: Within the Poulton Conservation Area. Nearby listed buildings along London Road Biodiversity: Hedgerow and trees on boundaries provide ecological value Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; no PRoWs within or adjoining the site.	

Site Reference: R606	**Settlement: Poulton**

Description:

The site lies on the northern edge of Poulton, beyond existing residential development to the east of Bell Lane, and wraps around a small cluster of dwellings along the lane. It forms part of the open arable landscape that defines the rural setting of the village. The land is gently rising to the east, creating a slightly elevated position above the roadside and allowing open views northwards across the wider countryside.

The roadside (western) boundary is defined by a traditional stone wall, consistent with the local vernacular, while a hedgerow marks the eastern boundary, separating the site from adjoining farmland. The land cover is predominantly arable, with some areas of scrub and rough vegetation at the field margins. Existing dwellings to the west and south provide a degree of containment, although the northern and eastern edges remain open, allowing the site to form part of the transitional interface between the settlement and the surrounding rural landscape.

There are no Public Rights of Way (PRoWs) within or adjoining the site, and no designated heritage assets nearby. The site is not within Flood Zones 2 or 3, and its visibility is largely limited to Bell Lane and nearby residential properties, with wider landscape views experienced primarily to the north and east.

The site lies within National Character Area 107 – Cotswolds, within the Cornbrash Limestone Lowland Landscape Character Type, and more specifically the Southrop Lowlands (TV2C) Landscape Character Area. This landscape is characterised by gently undulating limestone farmland with rectilinear fields, low hedgerows and occasional stone walls, and by open rural views interspersed with small, nucleated villages.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site forms part of the open northern approach to Poulton, contributing to the rural setting and character of the village. Its gently rising topography, arable land use, and open northern views reinforce its role as a transitional space between built form and countryside. The stone roadside wall and boundary hedgerows are characteristic of the Southrop Lowlands (TV2C) and contribute positively to local distinctiveness.

Although the site is influenced by adjacent residential properties, it remains predominantly rural and undeveloped, with strong visual and physical connections to the wider landscape to the north and east. Its lack of heritage designations and limited recreational value reduce sensitivity slightly, but its exposed edge location, visibility from Bell Lane, and relationship with the open countryside elevate overall susceptibility to change.

Accordingly, the site is assessed as having medium-high landscape sensitivity, reflecting its open, rural context, visual exposure on the northern approach, and contribution to the

village's landscape setting.	
Landscape Context:	
National Character Area:	NCA 107 - Cotswolds
Landscape Character Type:	Cornbrash Limestone Lowland
Landscape Character Area:	2C - Southrop Lowlands
Historic Landscape Character:	A3 – Former unenclosed cultivation – now enclosed
Constraints/Designations: Landscape: None identified Historic: No Conservation Areas or listed buildings within or near the site Biodiversity: Hedgerows and scrub provide some ecological value Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; no PRoWs within or adjoining the site.	

Site Reference: R607	**Settlement:** Poulton

Description:

R607 is located on the eastern edge of Poulton to the north of London Road. Poulton is characterised by ribbon development extending along London Road, and the site sits at the eastern extent of this linear settlement pattern.

The parcel comprises a small grassland field with an open character. The western boundary adjoins existing residential development along London Road, while the northern and eastern boundaries are open to adjoining arable fields. The southern boundary is defined by London Road, where dispersed shrubs and trees provide limited enclosure along the roadside.

Development of the site would extend the ribbon form of the settlement further east. However, given the small scale of the parcel and its position adjoining existing residential properties, this extension would not be entirely incongruous with the established settlement form and character.

Visibility of the site is largely limited to London Road and to adjacent residential receptors to the west. The site lies outside the Poulton Conservation Area and there are no listed buildings within the immediate vicinity. There are no PRoWs within or adjacent to the site and it lies outside Flood Zones 2 and 3.

The parcel falls within the Cornbrash Lowlands Landscape Character Type and the TV2B Driffield Lowlands Landscape Character Area. The historic landscape character is identified as A3 – Former unenclosed cultivation now enclosed, reflecting regular organised enclosure patterns typical of agricultural landscapes in the area.

Evaluation:	**MEDIUM LOW SENSITIVITY**

Justification:

R607 forms part of the grassland landscape on the eastern edge of Poulton and sits directly adjacent to the ribbon development along London Road. While the parcel currently reads as part of the rural edge to the village, its small scale and relationship with existing residential properties mean that development would not represent a significant departure from the established settlement form.

Visibility of the site is relatively limited, being primarily experienced from London Road and nearby residential properties. The parcel does not contain notable landscape features and lies outside key landscape or heritage designations.

As a result, while development would extend the settlement further east, the scale, containment and relationship with the existing settlement edge moderate the overall landscape effects.

Collectively, these factors support an overall judgement of Medium–Low landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Cornbrash Lowlands
Landscape Character Area:	TV2B Driffield Lowlands
Historic Landscape Character:	A3 – Former unenclosed cultivation now enclosed
Constraints/Designations:	
Landscape: None identified.	
Historic: Outside the Poulton Conservation Area. No listed buildings in the immediate vicinity.	
Biodiversity: Dispersed shrubs and trees along the London Road boundary.	
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. No PRoWs cross the site.	

Site Reference: R685	**Settlement: Poulton**

Description:

R685 comprises a medium-sized arable field located south of Ashbrook Lane on the western edge of Poulton. The site adjoins the settlement but forms part of the open countryside and reads as a clear rural transition when approached from London Road (A417). The parcel slopes to the south-west and is enclosed by hedgerows and mature trees along most boundaries, with a woodland block occupying the southern corner.

The southern boundary lies partly within Flood Zones 2 and 3, reflecting the riverine context of the landscape. The site adjoins the Poulton Conservation Area to the south and south-east and lies within the setting of listed buildings, including Old Manor Farmhouse (Grade II, List Entry 1304913). The field is crossed by multiple PRoWs, including Footpaths 4, 5, 6, 7 and 8, significantly increasing public access and visual sensitivity.

The site falls within the Dip-Slope Lowland Landscape Character Type, specifically TV3B The Ampneys Landscape Character Area. The historic landscape character is identified as D3 – Riverine pasture, probably used as meadows, reflecting former floated watermeadow systems.

Evaluation:	**MEDIUM -HIGH SENSITIVITY**

Justification:

R685 occupies a sensitive position on the western edge of Poulton, forming part of the rural transition from the A417 into the village. While it adjoins existing development, its scale, open sloping landform and relationship with the wider valley landscape mean it does not align with the established settlement pattern.

The site lies within the setting of the Poulton Conservation Area and nearby listed buildings, including Old Manor Farmhouse. The historic association with riverine pasture elevates heritage sensitivity. Extensive PRoW routes crossing the site significantly increase public exposure and experiential value.

Development would introduce built form into a currently open and publicly experienced landscape, altering the rural approach and affecting the setting of heritage assets. Taken together, the combination of historic context, recreational sensitivity, visual exposure and settlement-edge encroachment supports an overall judgement of Medium–High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Dip-Slope Lowland
Landscape Character Area:	TVB3 The Ampneys
Historic Landscape Character:	D3 – Riverine pasture, probably used as meadows.

Constraints/Designations:
Landscape: None identified
Historic: Adjoins the Poulton Conservation Area (south and south-east). Within the setting of Old Manor Farmhouse (Grade II, List Entry 1304913) and other nearby listed buildings.
Biodiversity: Woodland block in the southern corner. Hedgerow network contributing to ecological connectivity.
Other (floodplain, PRoWS): Southern boundary partly within Flood Zones 2 and 3.
PRoW Footpaths 4, 5, 6, 7 and 8 cross the site.

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 28 – Preston

COTSWOLD
District Council

Settlement character

1.1 Preston is a small village located on the A417, approximately 3km southeast of Cirencester. The village is surrounded by open countryside, with historic Roman roads such as the Fosse Way and Ermin Way forming part of its wider setting.

1.2 The village has a linear form, with most development following a single road through the settlement. he Church of St Mary, dating from the 13th century, sits at the heart of the village and is surrounded by listed buildings that reflect the village's long agricultural heritage.

Landscape character

1.3 The settlement is within the Cotswolds National Character Area 107. Preston is classified within the Limestone Lowlands landscape types. The landscape is defined by gently undulating arable fields enclosed by hedgerows and dry stone walls.

1.4 The area includes historic features such as dew ponds, drainage ditches, and remnants of Roman infrastructure, including the route of a dismantled railway. Despite its proximity to urban development, the predominance of arable farmland and rotational cropping helps preserve the parish's distinctly rural feel.

Relationship of the settlement with the surrounding landscape

1.5 The settlement has the following key relationships with the surrounding landscape:

Positive

- Preston retains a strong relationship with the surrounding agricultural landscape, with open arable farmland extending directly from much of the village edge.

- The linear form of the settlement reflects its historic evolution along the road corridor and sits comfortably within the gently undulating Limestone Lowlands landscape.

- Mature hedgerows, trees, dry stone walls and historic field boundaries provide a strong sense of enclosure and help integrate the settlement into the wider countryside.

- The Church of St Mary and associated historic buildings form important landmarks within the landscape and contribute positively to local distinctiveness.

- Open views across the surrounding farmland reinforce the village's rural character and provide a strong visual connection with the wider landscape.

- The surrounding landscape retains evidence of its historic development, including Roman transport routes and other archaeological features, which contribute to local character and sense of place.

Negative

- Modern development on the settlement edge has, in places, weakened the traditional transition between village and countryside.
- Localised loss of traditional hedgerows and landscape features through agricultural intensification has reduced landscape structure in some areas.

Landscape sensitivity considerations

1.6 Preston exhibits generally moderate-high landscape sensitivity arising from its small scale, historic character and strong relationship with the surrounding agricultural landscape.

1.7 The village is situated within the Limestone Lowlands landscape, characterised by gently undulating farmland, a network of hedgerows and dry stone walls, scattered trees and a strong agricultural influence. The landscape provides an important setting to the settlement and contributes significantly to its character and identity.

1.8 The settlement remains relatively compact and linear in form, with development generally confined to the road corridor. Open countryside forms an important component of the village setting and provides a clear distinction between the built form and the surrounding rural landscape.

1.9 The presence of the Grade I listed Church of St Mary, listed buildings and other heritage assets further increases sensitivity, particularly where their settings are influenced by surrounding open land and historic field patterns.

1.10 The settlement edge is generally simple and well-defined. Development extending into open countryside or prominent locations would have the

potential to alter the rural character of the village, affect important views and erode the relationship between the settlement and its agricultural setting.

1.11 Whilst there may be limited opportunities for carefully designed and contained development, proposals should conserve landscape character, retain characteristic boundary features and avoid visually prominent locations.

Constraints to be taken into account

1.12 The constraints are shown on Figure A2 and are summarised below:

- Listed buildings and their settings, including the Church of St Mary.
- Historic landscape features associated with Roman roads and archaeological interest.
- Mature trees, hedgerows, dry stone walls and traditional field boundaries.
- Public Rights of Way and recreational routes.

Areas where development is not suitable

1.13 Areas where development is not considered suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Prominent or elevated sites that contribute to the wider landscape setting of the village.
- Open countryside that maintains the rural character and visual separation of the settlement.
- Land that contributes to the setting of listed buildings and other heritage assets.
- Visually exposed locations where development would be readily apparent within the wider landscape.
- Areas where development would erode the linear form and historic character of the settlement.

Areas for environmental improvement

- Conservation and enhancement of hedgerows, trees and dry stone walls.

- Restoration of traditional field boundaries where opportunities arise.
- Enhancement of biodiversity through improved habitat connectivity across the wider landscape.
- Conservation and interpretation of historic landscape features and archaeological assets.
- Strengthening of settlement edge planting and landscape structure where appropriate.

Figure A1: Context and Landscape Character Types and Areas

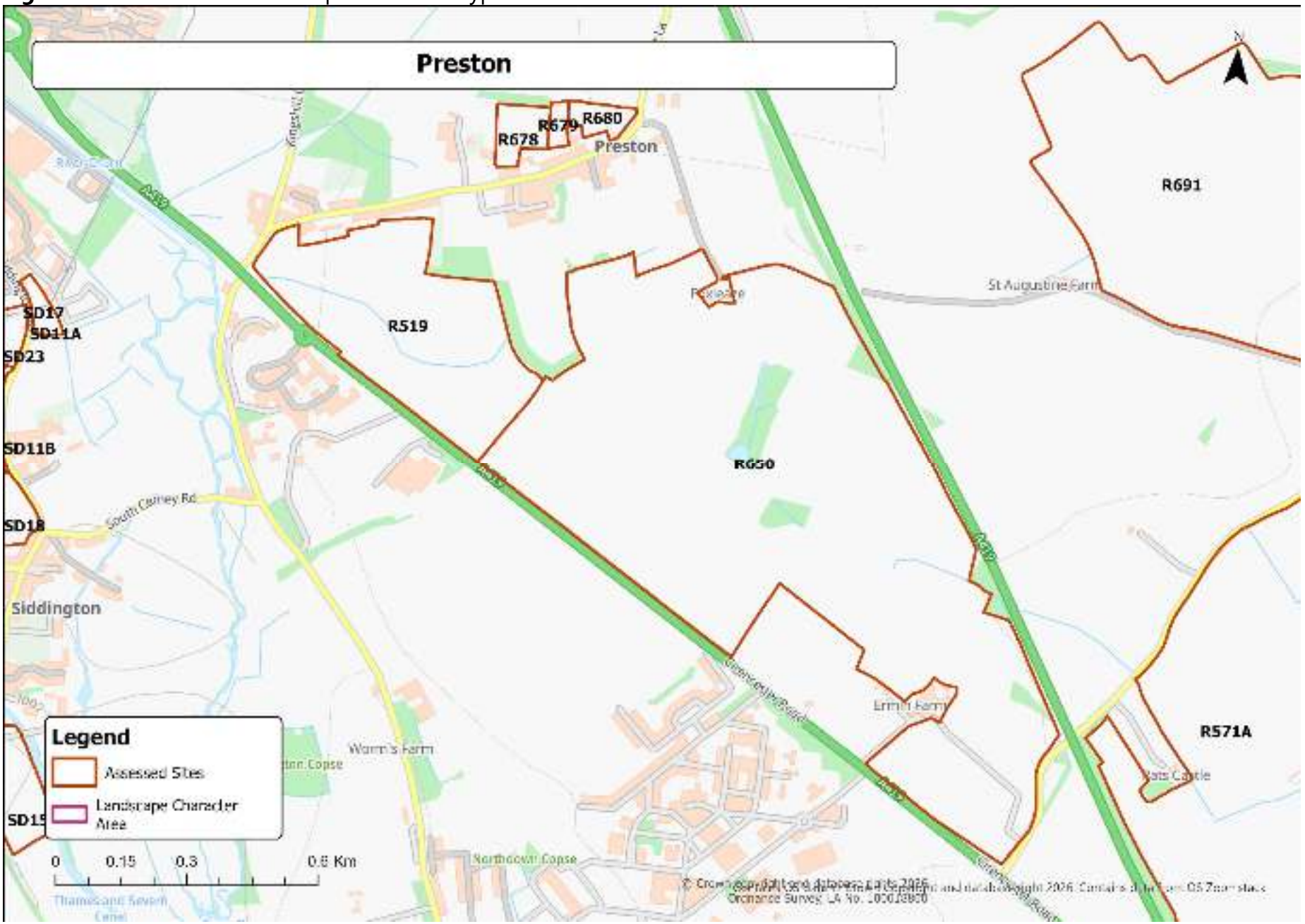
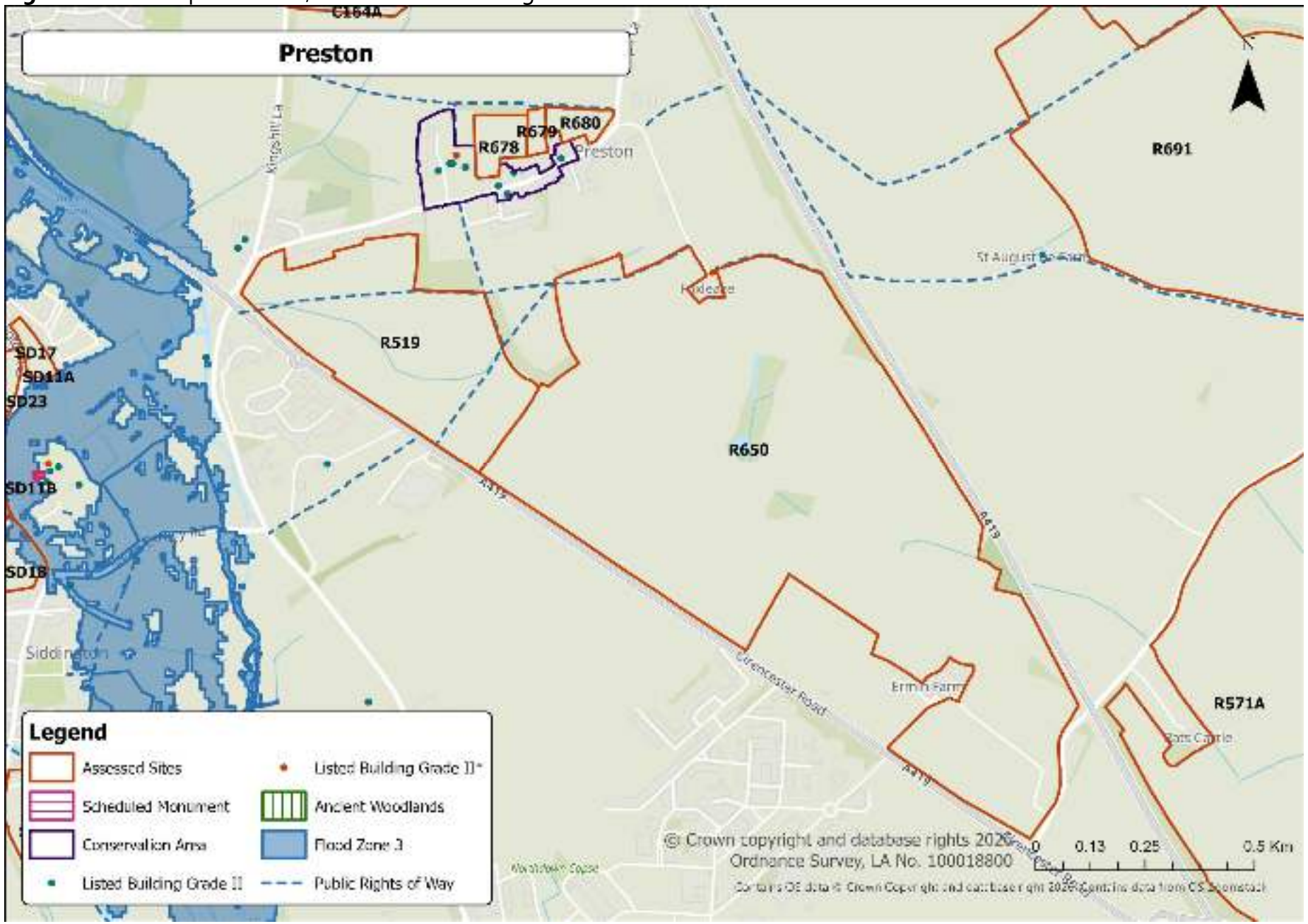


Figure A2: Development Sites, Constraints and Designations



Stage 2 Assessments

Site Reference: C164a	**Settlement: Preston**
Description: C164a is located between the A419 and Kings Hill Lane, to the north of Preston and east of Cirencester. The site comprises regular mid-large scale arable fields bound by hedgerow subdivision, ditches and strong mature tree belts defining the road boundaries. Part of the northern boundary is identified as Priority Habitat Deciduous Woodland, reinforcing the site's ecological value and enclosure. The land rises gently towards the north and includes a residential property at the northern corner. The surrounding context includes schools and leisure facilities to the west of Kings Hill Lane. However, the strong tree belts along the site boundaries create a clear and defensible edge to urbanising development, allowing the parcel to function as a landscape green buffer despite the presence of major road infrastructure in the wider area. There are no PRoWs crossing the site. PRoW Footpath 10 runs east–west along the northern edge of Preston to the south and may afford potential views across the site depending on seasonal vegetation cover. Conservation Areas and listed buildings are not in the immediate setting, although the site sits within the wider setting of the Preston Conservation Area to the south. The site lies within the Dip-Slope Lowland Landscape Character Type, specifically TV3B The Ampneys Landscape Character Area. Historic Landscape Character is identified as A4p – Former unenclosed cultivation now enclosed, with less regular organised enclosure partly reflecting former unenclosed cultivation patterns and Parliamentary enclosure within the parish.	
Evaluation:	**MEDIUM SENSITIVITY**
Justification: C164a demonstrates a moderate degree of landscape sensitivity. Although located between road infrastructure and urbanising land uses, the site is strongly enclosed by mature tree belts and hedgerows, including Priority Habitat woodland. This enclosure reduces visual exposure and reinforces its role as a contained green buffer rather than a prominent open countryside parcel. The site's physical containment and lack of public access moderate its susceptibility to change. While it contributes to the wider setting of the Preston Conservation Area and retains ecological and landscape structure value,	

Overall, the balance of moderate natural value, limited public visibility, and strong vegetated containment supports a judgement of Medium landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland
Landscape Character Area:	TV3B The Ampneys
Historic Landscape Character:	A4p – Former unenclosed cultivation now enclosed.
Constraints/Designations: Landscape: None identified Historic: No designated heritage assets within the immediate site. The site lies within the wider setting of the Pendle Conservation Area to the south, though not directly related. Biodiversity: Priority Habitat Deciduous Woodland located along part of the northern boundary. Mature hedgerow network contributes to ecological connectivity. Other (floodplain, PRoWS): No flood zones within the site. No PRoWs cross the parcel.	

Site Reference: R650	Settlement: Preston
Description: R650 comprises a large parcel of agricultural land located between the A417 and Cirencester Road (A419), positioned to the south-east of Preston and physically disconnected from the settlement. The site is relatively flat and expansive, with arable fields of varying sizes defined by hedgerows and intermittent tree belts. Mixed deciduous and conifer trees are present across the site, with several blocks of Priority Habitat Deciduous Woodland contributing to localised enclosure and ecological value. The parcel is strongly influenced by highway infrastructure along its boundaries, which introduces noise and movement into the landscape. While there is some internal enclosure provided by woodland blocks and hedgerows, the site is visible from sections of the surrounding road network, particularly where vegetation is fragmented. PRoW Footpath 9 runs along the north-western boundary, providing limited public access and filtered views into the site. The remainder of the parcel is not publicly accessible. An individual TPO tree (Ref. 10/00104/IND), associated with Ermin Farm to the south, lies close to the site boundary and contributes to local landscape structure. The site lies outside Flood Zones 2 and 3 and falls within the Cornbrash Lowlands Landscape Character Type, specifically the TVB Driffield Lowlands Landscape Character Area. The historic landscape character is identified as A2 – Former unenclosed cultivation now enclosed, with less irregular enclosure patterns partly reflecting former cultivation structure.	
Evaluation:	**MEDIUM TO MEDIUM -HIGH SENSITIVITY**
Justification: R650 occupies a prominent and expansive position between two major transport corridors and is clearly separated from Preston. Although influenced by surrounding highways, the site reads as open countryside and forms part of a broader rural landscape framework defined by hedgerows, woodland blocks, and agricultural fields. Development would introduce large-scale built form into a currently undeveloped tract of land that is not closely related to the existing settlement. While vegetation provides localised containment, the overall scale of the parcel and its disconnection from Preston elevate its susceptibility to change. The presence of Priority Habitat woodland and the site's open agricultural character further reinforce its landscape value. Taken together, the site's scale, separation from settlement, and contribution to the wider Cornbrash Lowlands landscape support an overall judgement of Medium to Medium–High landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales

Landscape Character Type:	Cornbrash Lowlands
Landscape Character Area:	TVB Driffield Lowlands
Historic Landscape Character:	A2 – Former unenclosed cultivation now enclosed.
Constraints/Designations: Landscape: None identified Historic: No designated heritage assets within the immediate site. Biodiversity: Priority Habitat Deciduous Woodland blocks within the site. Other (floodplain, PRoWS): No Flood Zones 2 or 3. PRoW Footpath 9 along the north-western boundary.	

Site Reference: R678	**Settlement: Preston**

Description:

R678 comprises a small, flat pastoral field located immediately north of existing residential development in Preston. The site is enclosed to the north by a mixed species tree belt, with smaller trees and shrubs along the eastern and western boundaries. The southern boundary is open to residential garden curtilages, reinforcing its relationship with the settlement edge.

The site lies in close proximity to several designated heritage assets. To the east are the Church of All Saints (Grade II*, List Entry 1089268) and Preston Place (Grade II, List Entry 1341394). To the south are Letterbox Cottage and Pear Tree Cottage (Grade II, List Entry 1089228) and 90 and 91 Preston Village (Grade II, List Entry 1089229). These assets form part of the Preston Conservation Area, which adjoins the site and defines the historic core of this small linear settlement.

Preston Footpath 6 runs beyond the northern boundary tree belt, where views into the site are heavily filtered. The route continues west of the site, from where clear and open views are available across the field. The parcel is modest in scale but sits within a highly sensitive historic village context.

The site falls within the Cornbrash Lowlands Landscape Character Type, specifically TV2B Driffield Lowlands Landscape Character Area. Historic Landscape Character includes G3 – Towns, villages and hamlets (existing settlement extent by mid 19th century) and A4p – Former unenclosed cultivation now enclosed, with less regular organised enclosure partly reflecting former unenclosed cultivation patterns and Parliamentary enclosure within the parish.

Evaluation:	**HIGH SENSITIVITY**

Justification:

R678 occupies a sensitive position immediately adjacent to the Preston Conservation Area and within the setting of several Grade II and Grade II* listed buildings. Although small in scale and visually contained to the north by a mature tree belt, the site forms part of the rural backdrop to the historic core of this linear village.

Development would alter the established relationship between built form and open pastoral land that characterises Preston's edge. The village's linear pattern would be disrupted by development extending northwards behind existing properties, appearing incongruous with the historic settlement form.

The presence of PRoW Footpath 6 increases public visibility, particularly from the western section where open views are available. While physical and natural character sensitivities are moderate, the strong heritage context and settlement pattern considerations elevate overall susceptibility.

Taken together, these factors support an overall judgement of High landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Cornbrash Lowlands
Landscape Character Area:	TV2B Driffield Lowlands
Historic Landscape Character:	G3 – Towns, villages and hamlets (existing settlement extent by mid 19th century) A4p – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: None identified Historic: Adjoins Preston Conservation Area. Within the setting of: • Church of All Saints (Grade II*, List Entry 1089268) • Preston Place (Grade II, List Entry 1341394) • Letterbox Cottage and Pear Tree Cottage (Grade II, List Entry 1089228) • 90 and 91 Preston Village (Grade II, List Entry 1089229) Biodiversity: Mixed species tree belt along northern boundary Other (floodplain, PRoWS): No Flood Zones 2 or 3. Preston Footpath 6 runs beyond the northern boundary and along the western edge of the site.	

Site Reference: R679	**Settlement: Preston**
Description: R679 comprises a small, rectangular parcel of pastoral land located to the north of existing residential development in Preston. The site is relatively flat and defined by fragmented hedgerows along its eastern and western boundaries, with a stronger tree belt along the northern edge providing partial enclosure. The southern boundary relates to the rear curtilages of existing dwellings. The site does not directly abut the Conservation Area but lies within its wider setting and contributes to the rural backdrop of the historic village. It is also within the setting of The Old Farmhouse (Grade II, List Entry 1341395), which forms part of the historic character and built fabric of Preston. The parcel falls within the Cornbrash Lowlands Landscape Character Type, specifically TV2B Driffield Lowlands Landscape Character Area. Historic Landscape Character reflects former enclosed agricultural land derived from earlier cultivation patterns typical of the parish.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: R679 occupies a small and relatively contained parcel on the northern edge of Preston. While it contributes to the rural setting of the village and lies within the wider setting of the Conservation Area and The Old Farmhouse (Grade II, List Entry 1341395), it does not directly abut designated heritage assets. The fragmented hedgerow structure and modest tree belt provide some enclosure, limiting wider visibility and reducing visual prominence. Development would extend built form beyond the established linear settlement pattern, introducing change to the countryside edge. However, the site's limited scale, relatively flat landform and partial containment moderate its susceptibility when compared to larger or more historically sensitive parcels. Taken together, the balance of moderate heritage sensitivity, contained visual character and small scale supports an overall judgement of Medium-High landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Cornbrash Lowlands
Landscape Character Area:	TV2B Driffield Lowlands
Historic Landscape Character:	G3 – Towns, villages and hamlets (existing settlement extent by mid 19th century) A4p – Former unenclosed cultivation now enclosed

Constraints/Designations:
Landscape: None identified
Historic: Within the setting of The Old Farmhouse (Grade II, List Entry 1341395) andPreston Conservation Area.
Biodiversity: Tree belt along northern boundary
Other (floodplain, PRoWS): No Flood Zones 2 or 3. Preston Footpath 6 runs beyond the northern boundary.

Site Reference: R680	**Settlement: Preston**

Description:

R680 comprises a small pastoral parcel located on the northern edge of Preston, positioned adjacent to the boundary of the Conservation Area. The site sits adjacent to a garden orchard and is enclosed along the road frontage by a conifer tree belt, which provides a strong visual boundary. Deciduous trees line the northern boundary, reinforcing enclosure and contributing to local landscape structure.

PRoW Footpath 6 runs beyond the northern boundary, where views into the site are partially filtered by the intervening tree belt. The parcel remains within the setting of The Old Farmhouse (Grade II, List Entry 1341395) and contributes to the transitional landscape between the historic village core and the surrounding countryside.

The site lies within the Cornbrash Lowlands Landscape Character Type, specifically TV2B Driffield Lowlands Landscape Character Area. Historic landscape character reflects enclosed agricultural land derived from former cultivation patterns typical of the parish.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

R680 occupies a contained but sensitive position at the northern edge of Preston. Although it sits beyond the formal Conservation Area boundary, it contributes to the setting of both the Conservation Area and The Old Farmhouse (Grade II). The pastoral character and strong boundary tree belts provide enclosure and moderate visual exposure.

Development would extend built form beyond the established historic edge of the village and alter the rural transition currently experienced from PRoW Footpath 6. However, the site's small scale, flat landform and strong vegetated containment moderate its overall susceptibility.

On balance, while heritage setting and recreational proximity elevate sensitivity, the contained nature and modest prominence of the parcel support an overall judgement of Medium landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Cornbrash Lowlands
Landscape Character Area:	TV2B Driffield Lowlands
Historic Landscape Character:	G3 – Towns, villages and hamlets (existing settlement extent by mid 19th century) A4p – Former unenclosed cultivation now enclosed

Constraints/Designations:
Landscape: None identified
Historic: Within the setting of The Old Farmhouse (Grade II, List Entry 1341395) and Preston Conservation Area.
Biodiversity: Tree belts along northern and southern boundaries.
Other (floodplain, PRoWS): No Flood Zones 2 or 3. Preston Footpath 6 runs beyond the northern boundary.

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 29 - Sapperton

COTSWOLD
District Council

Settlement character

1.1 Sapperton is a historic village located approximately 6km east of Stroud and 8km west of Cirencester. The settlement occupies a distinctive position within and above the deeply incised Sapperton Valley, with development extending across both the valley floor and the adjoining dip slope landscape.

1.2 The village is centred on the historic core around St Kenelm's Church and Manor Farm, with development extending along a network of narrow lanes that follow the valley contours. The settlement displays an organic form reflecting its historic evolution in response to the surrounding topography.

1.3 Traditional limestone buildings, dry stone walls, mature trees and historic landscape features contribute strongly to local distinctiveness. The Thames and Severn Canal, Sapperton Tunnel and associated industrial heritage assets form an important part of the village's character and historic significance.

1.4 The varied topography creates a series of distinct spaces and views throughout the settlement, ranging from enclosed and intimate valley landscapes to more open and elevated areas on the surrounding dip slope. This combination of natural and historic features contributes to the village's strong sense of place.

1.5 Whilst some modern development has occurred within and around the village, Sapperton retains a strongly rural character and remains closely connected to the surrounding countryside.

Landscape character

1.6 Sapperton lies within the Cotswolds National Character Area 107: Cotswolds and occupies a transitional position between the High Wold Valley Landscape Character Type and the High Wold Dip Slope Landscape Character Type.

1.7 The High Wold Valley landscape is characterised by deeply incised dry valleys, steep valley sides, extensive woodland cover, pastoral farmland and secluded settlements occupying valley bottoms and lower slopes. The landscape possesses a strong sense of enclosure, tranquillity and intimacy.

1.8 The High Wold Dip Slope landscape comprises a gently undulating transitional landscape characterised by large-scale arable fields, hedgerows, woodland blocks, scattered farmsteads and intermittent long-distance views. The landscape retains a strong rural character and is generally sparsely settled.

1.9 The interaction between these two landscape character types is fundamental to the character of Sapperton, with the settlement occupying both the enclosed valley environment and the more open landscapes above.

Relationship of the settlement with the surrounding landscape

1.10 The settlement has the following key relationships with the surrounding landscape:

Positive

- The village has a strong relationship with the dramatic landform of the Sapperton Valley, with the surrounding slopes and woodland providing an attractive and distinctive setting.

- Extensive woodland, mature trees, hedgerows and pasture create a well-developed landscape framework which integrates the settlement into the wider countryside.

- The Thames and Severn Canal corridor forms an important landscape and heritage feature connecting the village with the surrounding landscape.

- The historic core, church and traditional limestone buildings contribute significantly to local distinctiveness and are closely linked to the surrounding landscape setting.

- The surrounding agricultural land, woodland and valley slopes maintain the village's rural character and reinforce its separation from neighbouring settlements.

- The varied topography creates a rich sequence of views both into and out of the settlement.

Negative

- Development on elevated slopes has the potential to be visually prominent within the wider landscape.
- Some modern development has introduced suburban characteristics that contrast with the historic rural character of the village.
- The introduction of domestic boundary treatments, lighting and associated infrastructure has resulted in localised erosion of rural character.

Landscape sensitivity considerations

1.11 Sapperton exhibits high landscape sensitivity due to the combination of its historic character, distinctive topography and location within the Cotswolds National Landscape.

1.12 The High Wold Valley landscape is particularly sensitive to development due to its enclosed character, steep valley sides, extensive woodland cover and strong sense of tranquillity. Development has the potential to interrupt the secluded character of the valley and affect important views along and across the landscape.

1.13 Areas of valley side woodland, pasture and open slopes contribute significantly to the setting of the settlement and are highly sensitive to change. Development extending onto prominent valley slopes could adversely affect landscape character and visual amenity.

1.14 The adjoining High Wold Dip Slope landscape is also sensitive to development due to its elevated position, open character and extensive intervisibility. Development in prominent locations could affect wider views and erode the sparsely settled character of the landscape.

1.15 The historic relationship between the settlement, the canal corridor, surrounding agricultural land and extensive woodland forms an important component of local character and should be conserved.

Constraints to be taken into account

1.16 The constraints are shown on Figure A2 and are summarised below:

- Cotswolds National Landscape.
- Sapperton Conservation Area.
- Listed buildings and their settings, including St Kenelm's Church.
- Thames and Severn Canal Conservation Area and associated heritage assets.
- Ancient woodland and extensive areas of mature woodland.

Areas where development is not suitable

1.17 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Prominent valley sides, skylines and elevated slopes.
- Areas that contribute significantly to the setting of the Sapperton Valley.
- Ancient woodland and land immediately adjoining important woodland blocks.
- Land that contributes to the setting of listed buildings, the Conservation Area and the canal corridor.

Areas for environmental improvement

1.18 The following environmental improvements are suggested:

- Conservation and enhancement of woodland, hedgerows and mature trees.
- Restoration and management of dry stone walls and traditional field boundaries.
- Enhancement of biodiversity through improved habitat connectivity between woodland, grassland and canal habitats.
- Conservation and interpretation of historic landscape features associated with the canal and wider settlement.

Figure A1: Context and Landscape Character Types and Areas

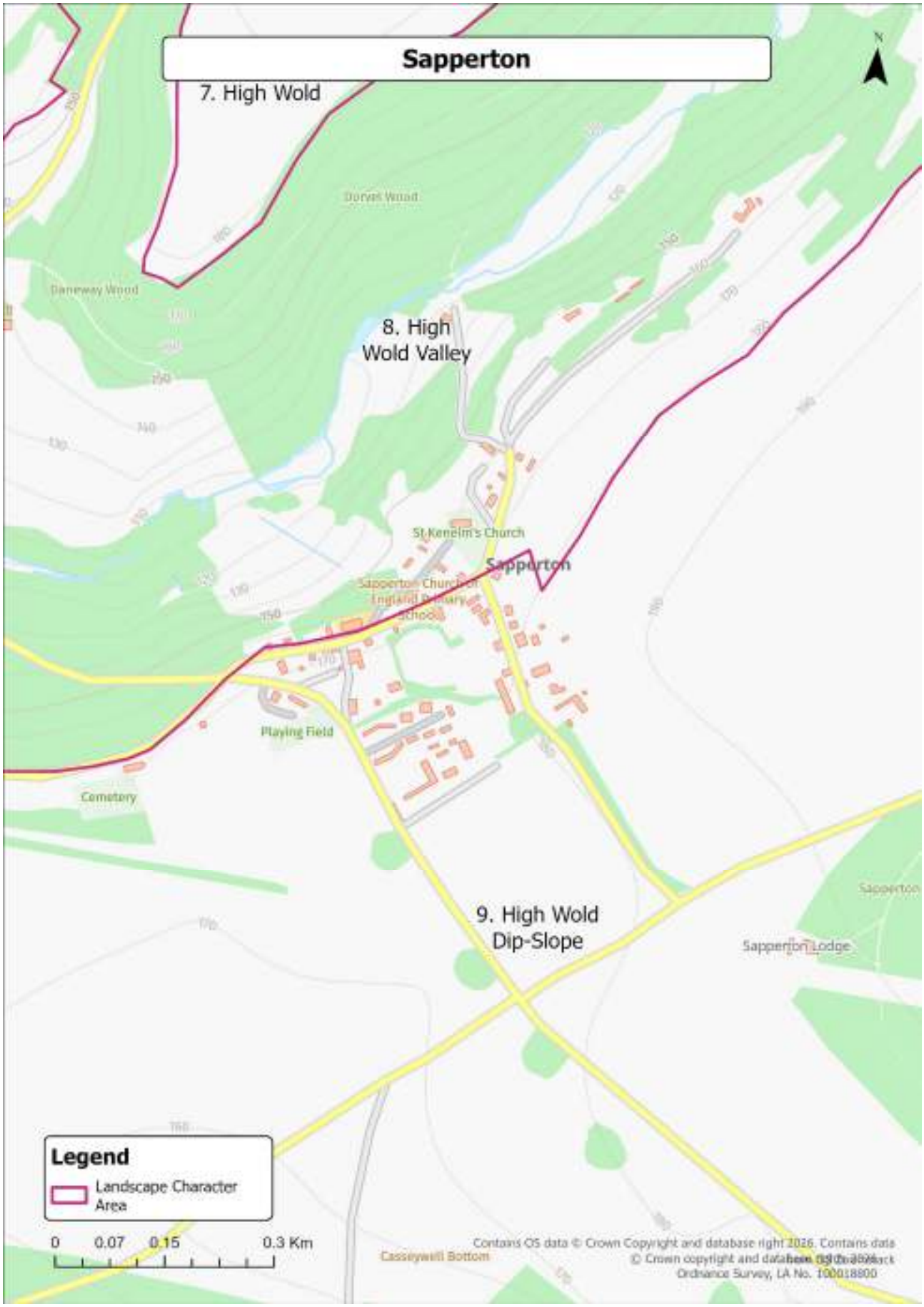
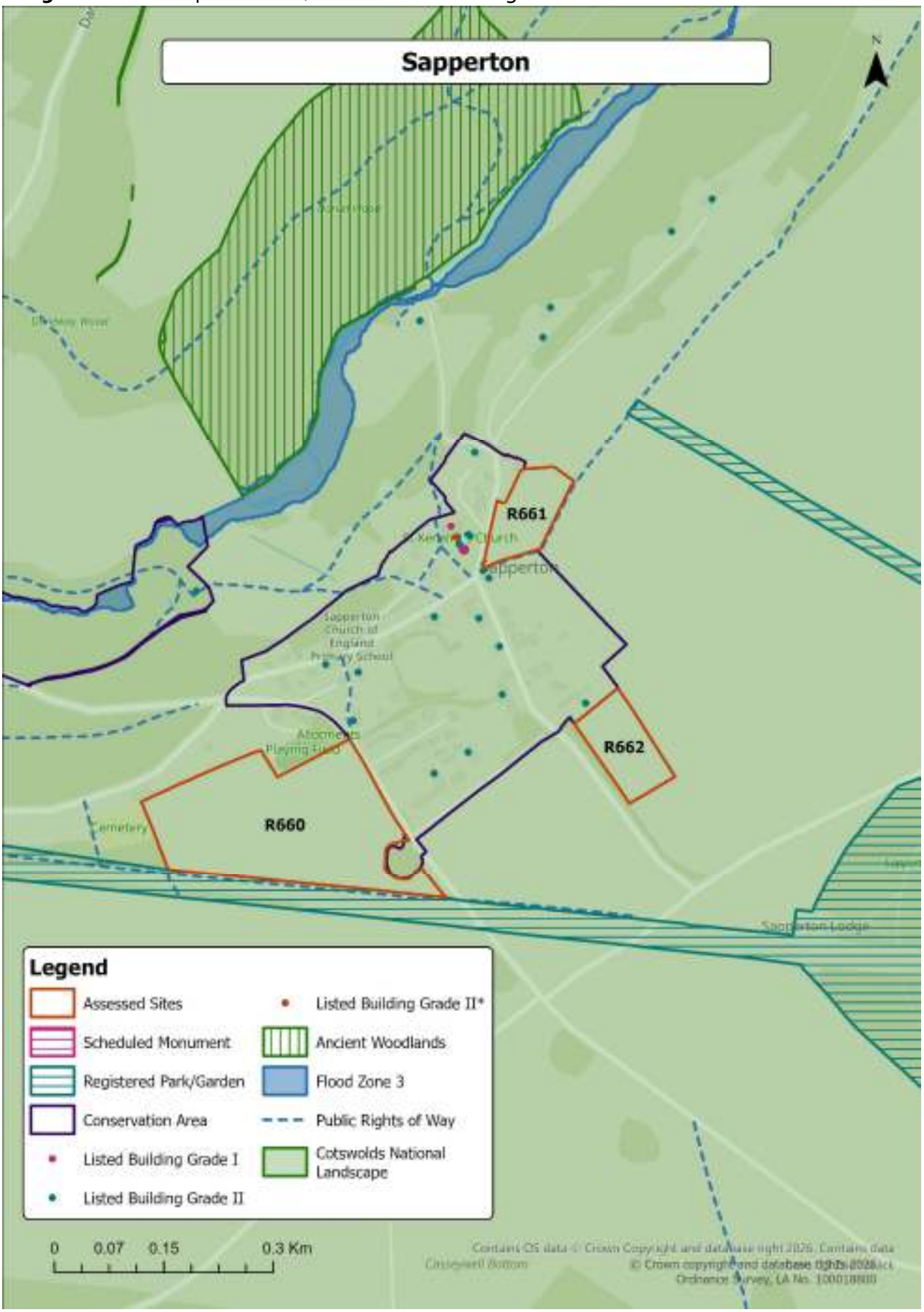


Figure A2: Development Sites, Constraints and Designations



Stage 1 Assessments

1.1 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	R660	R661	R662
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)			
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground			
	Falls within clear views from public vantage points (roads, PROWs, hills)			
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form			
	Introduce a significant area of built form into a rural or visually sensitive landscape.			
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development			
	Risks coalescence or erosion of settlement separation			

Sites to be discounted			

Stage 2 Assessments

Site Reference: R660	**Settlement:** Sapperton
Description: Site R660 comprises a large-scale agricultural field located to the south-west of Sapperton. The site occupies an elevated rural landscape position and forms part of the wider agricultural countryside surrounding the village. Small-scale pylons run north–south through the site, introducing some existing infrastructure influence into the landscape, although the site otherwise retains a predominantly rural and agricultural character. The site is relatively enclosed by mature hedgerows and tree belts, particularly during summer months when vegetation is in leaf. A tree belt defines the southern and north-western boundaries, whilst a lane runs along the north-eastern boundary. Beyond the eastern corner of the site lies a block of woodland, with this woodland and land beyond the lane to the north-east falling within the Sapperton Conservation Area. Although the site itself lies outside the Conservation Area, it forms part of its wider rural setting. There is potential for mid to long-distance views towards the site from the rising countryside to the north-east, and reciprocal views from the site towards the surrounding landscape. The open scale of the field and elevated landform contribute to the site's visibility and relationship with the wider landscape despite localised vegetation containment. To the north of the site are playing fields and allotments associated with the village edge. Beyond the southern boundary, PRoW Bridleway 18 runs along a corridor identified as part of Cirencester Park (Registered Park and Garden), as well Priority Habitat Wood Pasture and Parkland, increasing the recreational and ecological sensitivity of the surrounding landscape. The site lies within the Cotswolds National Landscape, within National Character Area 107 – Cotswolds, the High Wold Dip-Slope Landscape Character Type and Landscape Character Area 9D Cotswolds High Wold Dip-Slope. Historically, the site lies within Historic Landscape Character Type A4p – Former unenclosed cultivation now enclosed, characterised by less regular organised enclosure partly reflecting former unenclosed cultivation patterns and Parliamentary enclosure within the parish.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: The site occupies a large-scale and visually sensitive position on the south-western edge of Sapperton within the Cotswolds National Landscape. Although the site benefits from some enclosure through mature hedgerows and tree belts, its scale, elevated	

position and open relationship with the wider countryside result in a strong association with the surrounding rural landscape.

The scale and extent of the site are particularly important considerations in relation to sensitivity. Development of such a large field parcel would represent a substantial extension of built form beyond the existing village edge and would appear markedly incongruous in relation to the established scale and structure of Sapperton. The site would extend development considerably further into the surrounding agricultural landscape and alter the current relationship between the village and countryside.

Whilst existing vegetation provides localised containment, there remains potential for mid to long-distance views towards the site from the surrounding rising landscape to the north-east. The site also contributes to the wider setting of the Sapperton Conservation Area and Registered Park and Garden through its open agricultural character and relationship with the adjoining woodland and rural landscape beyond the settlement edge.

The site contributes to several of the recognised special qualities of the Cotswolds National Landscape, including its open agricultural character, rural tranquillity and the strong relationship between historic villages and surrounding countryside.

Although the presence of small-scale pylons introduces some existing infrastructure influence, the site overall retains a predominantly rural character and remains sensitive to substantial change. Overall, due primarily to the site's scale, settlement edge relationship and contribution to the wider rural landscape setting, the site is considered to have Medium-High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 107 - Cotswolds
Landscape Character Type:	High Wold Dip-Slope
Landscape Character Area:	9D Cotswolds High Wold Dip-Slope
Historic Landscape Character:	A4p – Former unenclosed cultivation now enclosed

Constraints/Designations:
Landscape: Located within the Cotswold National Landscape
Historic: Site forms part of the setting of the Sapperton Conservation Area
Biodiversity: Mature hedgerows and tree belts. Adjacent corridor of Priority Habitat Wood Pasture and Parkland
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. PRoW Bridleway 18 runs immediately beyond the southern boundary.

Site Reference: R661	**Settlement:** Sapperton
Description: Site R661 is located on the northern edge of Sapperton and comprises a prominent pastoral field occupying elevated land above parts of the existing village. The site forms part of the rising valley-side landscape and is visually associated with the wider rural countryside surrounding the settlement. The site rises eastwards and is defined by a hedgerow along the eastern boundary. Small-scale pylons run east–west along the northern boundary, which is otherwise enclosed by post and rail fencing. The elevated and open nature of the site increases its visual prominence in relation to both the village and surrounding landscape. The site lies within the Sapperton Conservation Area and forms part of the historic and visual setting of several heritage assets. Church of St Kenelm (List Entry: 1089678) lies to the west of the site on lower ground, whilst K6 Telephone Kiosk, Sapperton (List Entry: 1341246) and Mount Cottage (List Entry: 1152190) are located immediately to the south. PRoW Bridleway 28 runs along the southern boundary and allows open views across the site and surrounding landscape. Mount Cottage also experiences open views towards the site due to the elevated landform and limited enclosure along the southern edge. The site lies within the Cotswolds National Landscape, within National Character Area 107 – Cotswolds, the High Wold Valley Landscape Character Type and Landscape Character Area 8A Toadsmoor, Holy Brook and Upper Frome Valleys. Historically, the site lies within Historic Landscape Character Type L2 – Enclosure where former land use has not been identified, characterised by less irregular enclosure patterns.	
Evaluation:	**HIGH SENSITIVITY**
The site occupies a highly sensitive and visually prominent position on the northern edge of Sapperton within the Cotswolds National Landscape. The elevated pastoral field forms part of the rising valley landscape surrounding the historic village and contributes significantly to the rural setting and visual character of the settlement. Historic character and setting are particularly important considerations in relation to this site. The site lies within the Sapperton Conservation Area and contributes directly to the setting of Church of St Kenelm together with adjacent listed structures including K6 Telephone Kiosk, Sapperton and Mount Cottage. The open pastoral character and elevated landform form part of the appreciation and historic rural context of these heritage assets. The site's raised position above the village substantially increases its visual sensitivity. Development would occupy a prominent skyline and upper slope position that would be readily perceptible from the surrounding settlement, adjacent PRoW network and	

wider valley landscape. In particular, views from PRoW Bridleway 28 and neighbouring heritage assets would experience clear visual change.

The site contributes to several of the recognised special qualities of the Cotswolds National Landscape, including its dramatic valley landscapes, historic settlement pattern, rural tranquillity, open pastoral character and the strong relationship between heritage assets and surrounding countryside.

Overall, due to the elevated and visually prominent landform, strong contribution to the Conservation Area and heritage asset setting, relationship with the adjacent PRoW network and incongruous relationship development would have with the existing settlement pattern, the site is considered to have High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 107 - Cotswolds
Landscape Character Type:	High Wold Valley
Landscape Character Area:	8A Toadsmoor, Holy Brook and Upper Frome Valleys
Historic Landscape Character:	L2 – Enclosure where former land use has not been identified

Constraints/Designations:
Landscape: Located within the Cotswold National Landscape
Historic: Located within the Sapperton Conservation Area and the setting of of Church of St Kenelm (List Entry: 1089678), K6 Telephone Kiosk, Sapperton (List Entry: 1341246) and Mount Cottage (List Entry: 1152190)
Biodiversity: Hedgerow boundary along the eastern edge and pastoral grassland character
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. PRoW Bridleway 28 runs along the southern boundary.

Site Reference: R662	**Settlement:** Sapperton

Description:

Site R663 is located to the south-east of Sapperton and comprises a relatively flat, rectangular agricultural field forming part of the rural landscape surrounding the settlement. The site is strongly enclosed by mature hedgerows and hedgerow trees which provide substantial containment, particularly during summer months when vegetation is in leaf.

The site retains a strongly rural and enclosed character despite adjoining the settlement edge. The mature vegetation structure limits wider visibility and contributes positively to local landscape character and sense of tranquillity.

The site adjoins the Sapperton Conservation Area along its northern boundary and forms part of the immediate setting of Barn at Glebe Farm (List Entry: 1304901), located immediately north of the site. The open agricultural character of the field contributes positively to the rural setting and historic relationship between the settlement edge and surrounding countryside.

The site lies within the Cotswolds National Landscape, within National Character Area 107 – Cotswolds, the High Wold Dip-Slope Landscape Character Type and Landscape Character Area 9D Cotswolds High Wold Dip-Slope. Historically, the site lies within Historic Landscape Character Type A4p – Former unenclosed cultivation now enclosed, characterised by less regular organised enclosure partly reflecting former unenclosed cultivation patterns and Parliamentary enclosure within the parish.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

The site forms part of the enclosed agricultural landscape on the south-eastern edge of Sapperton within the Cotswolds National Landscape. Although visually contained by strong mature hedgerows and adjoining the settlement edge, the site retains a distinct rural character and contributes positively to the wider countryside setting of the village.

The strong vegetation structure provides substantial enclosure and limits wider visibility, particularly during summer months. This reduces visual sensitivity to some degree in comparison to more exposed edge-of-settlement sites. However, the mature hedgerows and hedgerow trees themselves contribute positively to local distinctiveness, rural character and the enclosed landscape qualities associated with this part of the Cotswolds landscape.

Historic character and setting are also important considerations in relation to the site. The field adjoins the Sapperton Conservation Area and forms part of the immediate rural setting of Barn at Glebe Farm. The undeveloped agricultural character contributes to the appreciation of the historic settlement edge and reflects the historic enclosure patterns evident within the surrounding landscape.

Although physically adjacent to the settlement, the site does not read strongly as part of the existing settlement due to its enclosed and pastoral character. Development in this location would therefore extend urbanising influence into a field currently experienced as distinctly rural and somewhat disconnected from the core village structure.

The site contributes to the recognised special qualities of the Cotswolds National Landscape, including its tranquil agricultural landscapes and the relationship between historic settlements and surrounding countryside.

Whilst the site benefits from strong visual containment and there are no nearby PRoWs increasing recreational sensitivity, the combination of its contribution to settlement setting, historic character and rural landscape qualities results in an overall judgement of Medium-High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 107 - Cotswolds
Landscape Character Type:	High Wold Dip Slope
Landscape Character Area:	9D Cotswolds High Wold Dip-Slope
Historic Landscape Character:	A4p – Former unenclosed cultivation now enclosed

Constraints/Designations:
Landscape: Located within the Cotswold National Landscape
Historic: Adjoins Sapperton Conservation Area and forms part of the setting of Barn at Glebe Farm (List Entry: 1304901)
Biodiversity: Mature hedgerow and hedgerow trees along site boundaries
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. No PRoWS cross the site or within the immediate surroundings.

Site Reference: **RUR_E20A/RUR_E20B/R428**	**Settlement: Sapperton**

Description:

The site lies to the south of the A419, encompassing the former Aston Down Aerodrome, its associated hardstanding, buildings, infrastructure, and surrounding agricultural fields extending south and east. It occupies a broad, elevated upland plateau on the High Wold Dip-Slope, where the open landform, wide skies and panoramic views typify the expansive and exposed qualities of the Cotswold landscape.

The topography is largely flat with gentle undulations characteristic of the plateau, and the land use comprises a combination of disused airfield infrastructure, modern business park development, and agricultural fields bounded by low hedgerows and occasional hedgerow trees.

The former runways and service buildings within the site remain visible, creating a mixed character of modified rural land and semi-industrial open space. The northern portion, occupied by the Aston Down Business Park, contains a concentration of built form and infrastructure that contrasts with the more open farmland to the south and east.

To the east, the Grade II listed building 'The Downs' (List Entry 1089673) lies beyond the site boundary, separated by a slight change in landform and intervening vegetation. There are no Public Rights of Way (PRoWs) within or adjacent to the site, and the land lies outside Flood Zones 2 and 3.

The site is located within the Cotswold National Landscape (CNL) and embodies many of its special qualities, including the open and elevated limestone uplands with far-reaching views, a strong sense of exposure and remoteness, and the historic continuity of agricultural land use adapted over time to accommodate changing human activity. The area's tranquillity and sense of scale remain discernible despite localised modification, reflecting the enduring character of the Cotswold plateau.

The site falls within National Character Area 107 – Cotswolds, within the High Wold Dip-Slope Landscape Character Type (LCT), and more locally the Lansdown (9C) Landscape Character Area. This landscape is characterised by large-scale arable fields, exposed skylines, and historic military and aviation uses that have introduced modern features into an otherwise rural and open setting.

The Historic Landscape Character Type is I1 – Military site (Disused 20th century military site), reflecting the site's long-term association with airfield and military infrastructure that has subsequently been repurposed for commercial use.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site forms part of the elevated Cotswold plateau landscape within the Cotswold National Landscape, where expansive views, tranquillity and a strong sense of openness remain defining features. The landscape reflects a combination of historic agricultural continuity and 20th-century military adaptation, with the disused airfield at Aston Down providing a distinctive, though modified, component within the wider High Wold Dip-Slope.

The High Wold Dip-Slope is recognised for its broad, elevated limestone landform, visual exposure, and sweeping skylines, which together contribute to the scenic and perceptual value that underpins the CNL's special qualities. The existing airfield infrastructure and business park activity reduce the natural and perceptual sensitivity in localised areas, but the surrounding open farmland and undeveloped plateau edges retain a pronounced sense of rural scale and openness.

The listed building 'The Downs' to the east adds an element of historic interest, though its setting is largely screened by vegetation. While the site lacks public access and formal recreation, its open and elevated character ensures that it remains perceptually prominent in long views and continues to contribute to the upland character and scenic continuity of the CNL.

Accordingly, the site is assessed as having medium-high landscape sensitivity, reflecting the balance between its modified condition and its location within a highly valued, open plateau landscape.

Landscape Context:	
National Character Area:	NCA 107 - Cotswolds
Landscape Character Type:	High Wold Dip-Slope
Landscape Character Area:	9C – Lansdown
Historic Landscape Character:	I1 – Military site (Disused 20th-century military site)

Constraints/Designations:
Landscape: Within the Cotswold National Landscape
Historic: 'The Downs' (Grade II, List Entry 1089673) located to the east of the site
Biodiversity: Limited natural interest within developed areas; hedgerows and farmland to the south and east retain some ecological structure
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; no PRoWs within or adjoining the site

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 30 – Siddington

COTSWOLD
District Council

Settlement character

1.1 Siddington is a village lying south of Cirencester in the Churn valley on a minor road to Ashton Keynes. The main settlement edge lies 500m from Cirencester's southern fringes but the separate cluster around St Peter's Church and the northern extremity of the 'peninsula' of Pound Close are only 250m from the town. The now defunct Thames and Severn Canal passes through the southern part of the village with a spur up to Cirencester. There is a noticeable basin and mooring area, now dry. There is also a dismantled railway running north-south which remains as a vegetated embankment through parts of the village.

1.2 The village has developed in a highly disjointed fashion and functions as a place of two main parts. The northern part consists of the church, Siddington Manor, Church Farm and a riding school. These form a distinctive and pleasant group of buildings set in the valley bottom amongst pasture and mature trees. It is not clear if they are the remnant of a shrunken medieval settlement, but the bulk of the village is now located over 100m to the south.

1.3 The core of the 'newer' part of the village is on the Ashton Road with terraces and post office. The village has grown southwards and consists of ribbon development and small cul de sac housing estates. One development is the aptly named Frazier's Folly where 60/70's houses surround Siddington Hall which has been converted to flats. This is fortunately enclosed to the south east by Plummers Farm which forms the south eastern corner of the village next to a watercourse of the braided River Churn.

1.4 Park Way links Ashton Road to Upper Siddington up the gentle valley slope which consists of a pleasant loose association of older houses, cottages around Barton Farm. Off this road, the partly single sided local authority housing development of Pound Close runs north along the valley side. Its alignment follows the now filled-in canal spur to Cirencester. The playing fields form a kind of village green by default separating Park Way and the canal with its remnant locks and turning basin.

1.5 Further housing, outside the main village curtilage lies on Nursery View fronting the defunct nursery to the south of the village.

Landscape Character

1.6 Siddington is located on the edge of the Upper Thames Clay Vales National Character Area 108, bordering the Cotswolds area [107] to the north which encompasses Cirencester. The northern and western parts of the settlement and environs are located within the Dip Slope Lowland landscape type in the

Kemble Dipslope LCA. The southern and eastern environs lie in the River Basin Lowland landscape type in the Somerford Keynes LCA.

1.7 The village lies on the floodplain and slopes of the Churn Valley. Lower areas on the valley floor are at around 100mAOD with the highest point being 115mAOD at Barton Farm. The gently undulating higher ground of low ridges and shallow hollows continues to the west around the southern fringes of Cirencester. These ridges consist of Cornbrash, a crumbly limestone, while the lower areas are Forest marble/Kellaways clays and sands. To the east the valley floor is alluvium and the rising land beyond, Cornbrash.

1.8 The dipslope land use is primarily arable with medium to large fields. Hedgerows are well maintained and feature occasional hedgerow trees. There are occasional trees in belts and copses in places and along the defunct canal and railway. The defunct nursery is surrounded by mature trees. Substantial planted tree belts are adding to the enclosure of the area.

1.9 The valley floor landscape is more enclosed and pastoral, mostly permanent, with smaller scale fields, fencing, some walls, outgrown hedges and hedgerow trees and riparian vegetation. Standing water lies in areas of poor drainage and horse grazing related to the riding school is extensive – timber fencing is associated with this use.

1.10 Views of the village are not possible from the south and west and are limited by vegetation within the settlement from across the valley to the east. Approaching from the north the church spire and associated farm buildings provide a generally positive introduction to the village, although some of the buildings appear unused. This is offset by the view of housing on Park Way which presents a homogenous, monotonous suburban edge. Dwellings on Pound Close to the west appear to be integrating with woodland planting and the old railway line vegetation over time. The power lines which run in the gap between Cirencester and Siddington are a detractor.

Relationship of settlement with the surrounding landscape

1.11 The settlement has the following key relationships with the surrounding landscape:

Positive:

- The church and surrounding buildings sit well in the valley bottom
- The eastern edge of the village is enclosed by trees and relates well to, and is limited by, the floodplain and watercourses.

- The rural approach from the south is unspoilt with a pleasant loose association between the older buildings, farmland and substantial tree cover.
- The main approach from the west is also unspoilt with a pleasant loose association between the older buildings, farmland and trees.
- The trees on the railway embankment and defunct canal provide enclosure and a backcloth to the village.

Negative:

- The northern approach is spoilt by the view of housing on Park Way which presents a homogenous, monotonous suburban edge.

Landscape sensitivity considerations

1.12 The small scale valley landscape to the east is distinctive and attractive. The area around Barton Farm is attractive with its attractive buildings, stone walls and well maintained paddocks. The remnant canal basin and flight of locks is also of interest. The higher ground with its tree cover such as around the canal provides a positive setting to the settlement. The area between Cirencester and Siddington suffers from detractors including the partly industrial, edge of the larger settlement, the power lines and the poor settlement edge.

1.13 Longer views are possible from the south, east and west. The low ridge west and south of the main settlement does provide some enclosure and this is being reinforced by maturing tree belts. Wide views are not possible between Cirencester and the village due to intervening trees and gently crowned landform.

Constraints to be taken into account

1.14 The constraints are shown on Figure S2 and are summarised below:

- Green buffer between Cirencester and Siddington
- The floodplain of the River Churn

Areas where development is not suitable

1.15 Areas where development is not considered suitable in accordance with the criteria set out in Section 2.0 are as follows:

- In the floodplain of the River Churn because of good sustainable practice and landscape character.

- In the pastures around Siddington Manor, the church and associated farm buildings.
- In the gap between the two settlements including and east of the Old Rectory to maintain a green buffer
- Along and off Ashton Road to the east to maintain a loose structure of village form on this rural approach
- On the higher ground to the west of the village.

Suggested environmental improvements

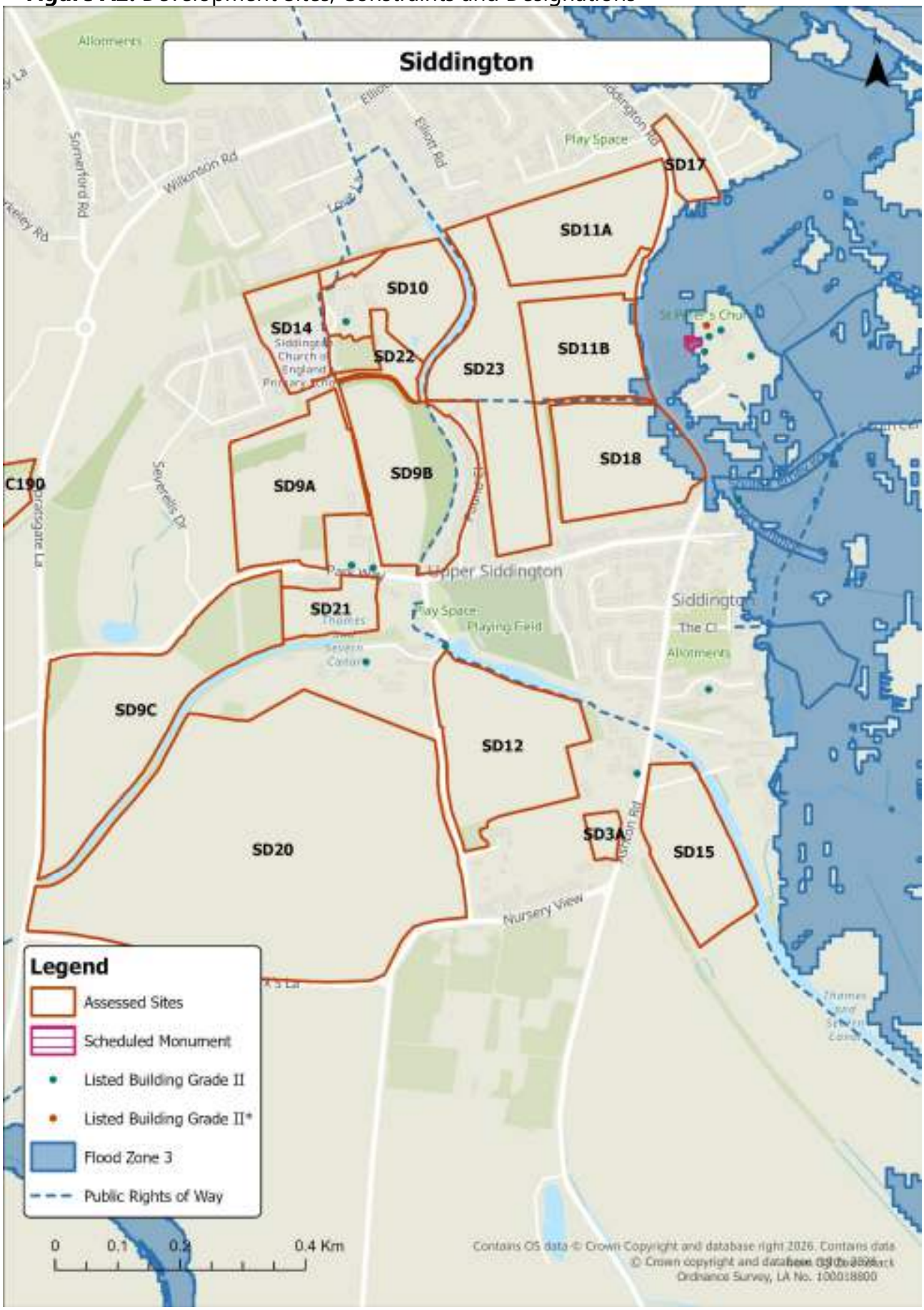
1.16 The following environmental improvements are suggested:

- Improve the playing field to function as a village green
- Support the scheme to bring the canal back into working order and open it to leisure craft

Figure A1: Context and Landscape Character Types and Areas



Figure A2: Development Sites, Constraints and Designations



Stage 2 Assessments

Site Reference: SD3 Settlement: Siddington (White 2014)	
DESCRIPTION: This site lies on sloping ground to the south west of the main part of the settlement, rising to the north west internally and well away from the valley floor. It is currently used as horse paddock, with trees and outgrown hedge along its northern and western edges and, within the wider landscape, by mature trees along the line of the former railway to the east. It is thus quite secluded and not visible within the wider landscape, although to the south it faces the rear elevations of 20th C housing on Nursery View. Also, the northern boundary vegetation forms the skyline for land to the north. To the north east lies the car park of the Greyhound Public house (a Listed Building) and small pony paddocks. On its eastern edge are the brick and stone buttresses of a former bridge over Ashton Road associated with the derelict railway. It lies within the settlement, bridging the small gap between the more recently developed part and the outlying ribbon of development along Nursery View and is fairly tranquil, given its proximity to existing housing and the general level of traffic noise deriving from roads around Cirencester.	
Evaluation	**MEDIUM SENSITIVITY**
Justification: The site is susceptible to development by reason of its relationship to housing on Nursery View, which have views into it from their rear elevations. It is otherwise secluded, with no wider views into or out of the site, except potentially from the north if development is placed too close to this boundary or vegetation removed, and from the car park of The Greyhound public house, a Listed Building, should the vegetation on the north eastern boundary be removed. The site is of limited intrinsic value and has no designations. It lies within the settlement envelope and housing development here would help to link the outlying houses on Nursery View to the main part of the village, making it more cohesive. Care would be needed in designing an access from Ashton Road.	
Landscape Context	
National Character Area:	NCA Thames and Avon Vales
Landscape Character Type:	Dip Slope Lowland
Landscape Character Area:	Kemble Dip-slope
Historic Landscape Character:	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns
Constraints/Designations Landscape: none Historic: listed building to the north east Biodiversity: none Other (floodplain, PROWs): none	

Site Reference: SD3A	**Settlement: Siddington**

Description:

SD3A comprise part of a gently undulating grassland field located to the south of Siddington, accessed from Ashton Road. The site lies to the west of Ashton Road and to the north, behind residential properties on Clarks Lane. It is enclosed along the northern boundary and much of the road frontage by hedgerows and hedgerow trees, with additional vegetation associated with residential garden boundaries to the east and south.

The site does not lie within the setting of a Conservation Area. The nearest designated heritage asset is The Greyhound (Grade II, List Entry 1090071), though the site is unlikely to materially affect its setting due to separation and intervening development.

The land does not fall within Flood Zones 2 or 3. There are no PRoWs within or immediately adjoining the site, and no public access.

The site lies within the Dip-Slope Lowland Landscape Character Type, specifically TV3A Kemble Dip Slope Landscape Character Area. Historic Landscape Character is identified as A4p – Former unenclosed cultivation now enclosed, with less regular organised enclosure partly reflecting former unenclosed cultivation patterns and Parliamentary enclosure within the parish.

Evaluation:	**MEDIUM -LOW SENSITIVITY**

Justification:

SD3A forms part of a medium scale parcel at the southern edge of Siddington, closely associated with existing residential development. The site is enclosed by hedgerows and garden vegetation, limiting wider visibility and landscape prominence. There is no direct relationship with Conservation Areas or nearby listed buildings that would materially elevate sensitivity.

While development would alter the current open grassland character, the site's contained position and relationship with adjacent built form mean wider landscape impacts are likely to be limited. Sensitivity primarily relates to private residential visual amenity rather than broader landscape or heritage considerations.

Taken together, the moderate physical and natural character, limited public access, and contained settlement-edge position support an overall judgement of Medium–Low landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Dip-Slope Lowlands
Landscape Character Area:	TV3A Kemble Dip Slope
Historic Landscape Character:	A4p – Former unenclosed cultivation now enclosed

Constraints/Designations:
Landscape: None identified
Historic: Nearest listed building: The Greyhound (Grade II, List Entry 1090071).
Biodiversity: Hedgerows and hedgerow trees providing local ecological structure.
Other (floodplain, PRoWS): No Flood Zones 2 or 3. No PRoWs within or immediately adjoining the site.

Site Reference: SD9A	**Settlement:**	**Siddington (White 2014)**
Description: Barton Farm and its associated buildings occupy this site, with a medium low stone wall bisecting it north/south and defining a very minor ridgeline, with grassland falling away gently to east and west of it. There are two Listed Buildings on the southern edge of the site, where it is subdivided into small paddocks and an orchard around the dwellings, with one large barn to the north. The site is well hedged and/or treed along all boundaries and there are few views into it, except from field gateways, as on Park Way. The young woodland in the northern part of SD_9D screens longer views to the north east. The site acts as a link between the core of Upper Siddington and the school adjacent to the Old Rectory to the north, and the lane along its eastern boundary is presumably well-used during school terms and as part of a footpath leading into Cirencester.		
Evaluation:		**MEDIUM-HIGH SENSITIVITY**
Justification: The susceptibility of this site to development lies in its function in maintaining separation between Siddington and the southern edge of Cirencester and its pleasing, loose relationship between the traditional built form of this side of the settlement and the landscape. Its value lies in its attractive character and role as setting for one of the older parts of Siddington.		
Landscape Context:		
National Character Area:	NCA 107: Cotswolds	
Landscape Character Type:	Dip Slope Lowland	
Landscape Character Area:	Kemble Dip-slope	
Historic Landscape Character:	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns	
Constraints/Designations Landscape: none Historic: Biodiversity: Other (floodplain, PROWs):		

Site Reference: SD9B	**Settlement: Siddington (White 2014)**
Description: This site consists of open meadow on very gently rolling and sloping ground falling towards and fringed to the east by a dense tree belt and clearly visible along its western edge from the lane/footpath alongside Barton Farm and leading to the village school. The tree belt screens views from the PROW that lies to the rear of houses on Pound Close. It serves as part of the separation of Upper Siddington from Cirencester but also provides linkage between the core settlement and the outlying Old rectory and school. It is not visible within the wider landscape. Tranquillity is fairly high, despite traffic noise, and the site is only overlooked by some of the buildings within Barton Farm.	
Evaluation:	**Medium-High**
Justification: Although this site is well screened from the wider landscape, its susceptibility to development lies primarily in its function in separating the settlement from Cirencester. It is also contributed to by its visibility from Barton Farm Lane and buildings within the farm complex and to the many users of the lane to and from the school. Its value lies in its contribution to the setting of the listed buildings to the south east. Loss of the tree belt would impact on local biodiversity.	
Landscape Context	
National Character Area:	NCA 107: Cotswolds
Landscape Character Type:	LCT Dip Slope Lowland
Landscape Character Area:	LCA Kemble Dipslope
Historic Landscape Character:	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns
Constraints/Designations Landscape: None Historic: none Biodiversity: wide tree belt along eastern edge Other (floodplain, PROWs): N/S PROW between houses in Pound Close and tree belt; lane/footpath between core settlement and school.	

Site Reference: SD9C	**Settlement: Siddington (White 2014)**
Description: This site, on the south eastern edge of the settlement, consists of three distinct areas: slightly rolling open arable field to the west; maturing deciduous woodland; and a smaller flat area of mown grass with ornamental trees to the east. The latter lies well within the settlement boundary and could be described as being within the core of the old village with listed buildings facing the site from the north. The entire site is bordered along its southern edge by the remaining earthworks of the derelict canal and its bordering tree line, which screens all views in from the south. The western and northern edges of the site have a ditch and cut hedge boundaries. As such there are views towards the site from the wider rolling landscape to the west but less so from the north west. Within the settlement, the eastern part of the site is clearly visible from Barton Farm Cottages. It is a fairly tranquil site, with overall traffic noise from roads around Cirencester.	
Evaluation:	**MEDIUM-HIGH SENSITIVTY**
Justification: The susceptibility of this site to development lies in its location partly outside the settlement, where it contributes to the wider farmed landscape typical of the Kemble Dipslope; its function as part of the narrow separation of Siddington from Cirencester; the presence of Listed Buildings adjacent to its northern edge, and the contribution of the eastern part to the green space and tranquillity at the core of the settlement. The canal corridor may be of biodiversity interest. Development of this eastern part would have least effect on the wider landscape but most impact on the core of the settlement's character, with Listed Buildings, some village houses and users of Park Way (pedestrian and vehicular) having views into it.	
Landscape Context	
National Character Area:	NCA 107: Cotswolds
Landscape Character Type:	LCT Dip Slope Lowland
Landscape Character Area:	LCA Kemble Dipslope
Historic Landscape Character:	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns
Constraints/Designations Landscape: none Historic: Proximity of two Listed Buildings at eastern end Biodiversity: none, but note canal corridor Other (floodplain, PROWs): none	

Site Reference: SD10	**Settlement: Siddington (White 2014)**
Description: This site consists of The Old Rectory, Siddington (a Listed Building) and flat, fenced horse paddocks with one storage area/grounds maintenance. Along its eastern boundary vegetation along the disused canal provides screening, as does an area of ornamental woodland beyond part of its southern edge. There is dense vegetation along its other boundaries, such that the large industrial sheds to the north are barely visible, although the line of pylons is a significant detractor here.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: The susceptibility of this site to development lies in its function in separating Siddington and Cirencester and its visibility from the PROW in the north western corner of the site. Its value lies in its relationship to the Listed Building at its core. Any development here would eliminate the separation and green buffer between the settlements and would have a severe impact on the setting of a Listed Building.	
Landscape Context	
National Character Area:	NCA 107: Cotswolds
Landscape Character Type:	LCT Dip Slope Lowland
Landscape Character Area:	LCA Kemble Dipslope
Historic Landscape Character:	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns
Constraints/Designations Landscape: none Historic: Listed Building at the Old Rectory Biodiversity: pond in SE area; ornamental planting associated with Listed Building Other (floodplain, PROWs): PROW in NW corner	

Site Reference: SD11	**Settlement:**	**Siddington (White 2014)**

Description:

A group of six meadows divided north/south by the line of the dismantled railway, now well vegetated, and bordered along its eastern boundary by Siddington Road, which is very open with a very low cut hedge bordering the site. The whole area slopes gently eastwards down towards the River Churn beyond Siddington Manor and the church with its spire which form a distinctive cluster half way between the two main settlements. The south eastern area of the site lies within a Flood Zone. To the west, it is bound partly by the well-vegetated but disused canal and partly by Pound Close, with housing mainly to one side, backed by a dense tree belt on higher ground, while to the south there is the hard edge of the rear of properties along Park Way. Internally there are some well-treed boundaries, especially along the PROW that crosses the site E/W. The site is a major component of the remaining separation of Siddington from Cirencester and lacks tranquillity due to traffic noise and vehicles on Siddington Road, views of housing on the edge of Cirencester and the presence of a line of pylons along its northern edge, which is not a defined boundary.

Evaluation:	**MEDIUM TO MEDIUM/HIGH SENSITIVITY**

Justification:

The susceptibility of this site to development lies in its function in the separation of Siddington from Cirencester - a separation band that is already very narrow, its high visibility, the presence of a Flood Zone along its eastern boundary and the presence of a PROW through the centre. Its value lies in its role as part of the setting for the listed building cluster around the church and Siddington manor to the east. As such it is inappropriate for any development. However, the south-western field lies alongside Pound Close, which consists mainly of a single line of housing. It is on sloping ground but is well screened by vegetation along the dismantled railway and along the PROW. If further strengthening of the trees along the PROW could be achieved, then housing in this part of the site would not extend the settlement further north than the adjacent 20c development along Pound Close, would seem a logical extension of it, would not be visible within the wider landscape and would be visible within the settlement only from Pound Close and a few houses on Park Way. Objections could be anticipated from homeowners on Pound Close, who currently enjoy views over this area of meadow backed by woodland.

Landscape Context	
National Character Area:	NCA 107: Cotswolds
Landscape Character Type:	LCT Dip Slope Lowland
Landscape Character Area:	LCA Kemble Dipslope
Historic Landscape Character:	Existing settlement - present extent

Constraints/Designations

Landscape:

Historic: Park name suggesting site of former medieval deer park (symbol only)

Biodiversity: Vegetation along disused railway and canal may be of interest.

Other (floodplain, PROWs): PROW to the north. Flood Zone 3 along SE edge.

Site Reference: SD12	**Settlement: Siddington**

Description:

The site lies to the west of Ashton Road, beyond existing residential dwellings on the south-western edge of Siddington. It comprises a large arable field that gently falls to the north-east, forming part of the low-lying agricultural landscape that borders the disused canal corridor. The land is visually and physically contained by a combination of hedgerows, trees, and field boundaries, though local elevation changes provide filtered visibility from the canal and its adjoining footpath.

The northern boundary is defined by a strong tree belt, containing a mix of species including ash, which screens much of the site from the canal and the PRoW Footpath 14 that follows the former canal route. This footpath sits on higher ground, meaning the site is lower in elevation, with heavily filtered views through vegetation gaps. The southern boundary is enclosed by a hedgerow with numerous mature trees, while to the east, a well-defined tree line separates the site from Ashton Road and nearby dwellings. The western boundary is formed by a low but continuous hedgerow containing intermittent trees and allowing partial outward views across adjoining farmland.

The Upper Siddington Bridge (Grade II, List Entry 1090036) and the Siddington Canal Locks are located immediately north of the site, forming part of the historic canal infrastructure. The site is visible from both features, contributing to their wider setting within a rural agricultural landscape. The presence of pylons crossing the site from east to west introduces a detracting modern element, though this does not dominate the overall landscape character.

The land is outside Flood Zones 2 and 3 and has no PRoWs within its boundaries, though the adjacent Footpath 14 along the canal provides indirect public visibility.

The site lies within National Character Area 108 – Upper Thames Clay Vales, within the Dip-Slope Limestone Lowland Landscape Character Type, and more locally within the Kemble Lowlands (1A) Landscape Character Area. This area is typified by gently rolling arable farmland, open views, and low-lying limestone terrain intersected by watercourses and former canal features.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site forms part of the south-western rural edge of Siddington, contributing to the open agricultural setting of the village and the historic canal corridor. Its large scale, gently sloping topography, and open arable character are characteristic of the Kemble Lowlands (LCA 1A), while its enclosure by hedgerows and tree belts ensures it remains visually contained in near views. The relationship with the disused canal, Upper Siddington Bridge (Grade II), and associated locks lends additional historic sensitivity, reinforcing the site's contribution to the wider cultural and landscape context.

While the site is influenced by the adjacent settlement edge, it retains visual and perceptual links to the surrounding countryside. The filtered views from Footpath 14 ensure that the site is perceptible within the public domain, particularly in relation to the canal and heritage features.

Accordingly, the site is assessed as having medium-high landscape sensitivity, reflecting its historic and visual relationship with the canal corridor, association with a listed structure, and rural setting, balanced against the influence of existing infrastructure and nearby housing.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Dip-Slope Limestone Lowland
Landscape Character Area:	1A – Kemble Lowlands
Historic Landscape Character:	A4p – Former unenclosed cultivation – now enclosed (Less regular organised enclosure partly reflecting former unenclosed cultivation patterns)

Constraints/Designations:
Landscape: None identified.
Historic: Within the wider setting of Upper Siddington Bridge (Grade II, List Entry 1090036)
Biodiversity: Hedgerows and tree belts provide localised habitat value and connectivity
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; PRoW Footpath 14 runs to the north along the disused canal.

Site Reference: SD14	**Settlement: Siddington (White 2014)**
DESCRIPTION: A small area adjacent to The Old Rectory, in mixed use as uneven pasture (old ridge and furrow plus other unevenness) and horse paddock, with a line of large pylons running E/W across the northern part of the site, where it abuts large industrial units on the edge of Cirencester. A PROW runs along most of eastern edge. Woodland along western boundary screens the site substantially from the wider landscape. The site lacks tranquillity due to pylons, the industrial edge and some traffic noise.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: The site's susceptibility to development lies in its role in the separation of Siddington and Cirencester. Although not visible within the wider landscape or from houses within the settlement, there are views from the PROW. Its value lies in its proximity to a Listed Building and possibly ridge and furrow.	
Landscape Context	
National Character Area;	NCA 107: Cotswolds
Landscape Character Type:	LCT Dip Slope Lowland
Landscape Character Area:	LCA Kemble Dipslope
Historic Landscape Character:	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns
Constraints/Designations Landscape: none Historic: proximity to Listed Building, traces of ridge and furrow. Biodiversity: some potential in meadow area? Other (floodplain, PROWs): PROW to the east	

Site Reference: SD15	***Settlement:*** ***Siddington (White 2014)***
Description: The site comprises of series of grazed horse paddocks on the south eastern edge of the settlement. The site is bounded by the remnant waterbodies of the Cotswold Canal with associated public footpath and mature trees on its eastern edge. To the west it is bounded by a dismantled railway with outgrown hedges on a slight embankment. To the south, there is an outgrown hedge with trees. To the north is the access from the Ashton Road to a traditional farm complex to the east. This is now used partly at least for horse-related activities with a manege. The settlement lies to the north with views into the site from the Ashton Road and the listed Greyhound pub. Sparse traditional roadside development lies to the east with the isolated Nursery View dwellings beyond. Open countryside surrounds the site to the south, south east and south west. Views are also possible directly into the site from the canal footpath which provides a very attractive link between the settlement and the countryside.	
Evaluation:	**MEDIUM-HIGH SENSITIVTY**
Justification: The site forms part of the open countryside south of the settlement, extending significantly beyond other development form and bounded by a rural farm complex to the east. The site is also highly visible from the Cotswold canal path which runs along a particularly attractive green corridor and from the listed Greyhound Pub. Whilst enclosed it would be a marked extension of the settlement, and any development here is considered inappropriate.	
Landscape Context	
National Character Area:	Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	Somerford Keynes
Historic Landscape Character:	Riverine pasture, probably meadows now largely enclosed.
CONSTRAINTS/DESIGNATIOS	
Landscape:	none
Historic:	none
Biodiversity:	none
Other (floodplain, PROWs):	PROW along eastern boundary, associated with former canal.

Site Reference: SD17	**Settlement: Siddington**

Description:

The site lies to the east of Siddington Road, between the road and Bluebell Drive and its associated mobile home park, on the southern edge of Cirencester. It is a relatively small, grassed parcel, likely of pastoral character, with areas of scrub and unmanaged vegetation creating a semi-natural appearance. The site is detached from Siddington, being physically and visually more closely related to Cirencester's southern settlement edge.

The western boundary is defined by Siddington Road, with a hedgerow containing gaps that allow partial views into the site. The eastern edge adjoins residential and mobile home plots on Bluebell Drive, which overlook the land, while the southern and northern boundaries are marked by fencing and intermittent vegetation. The site is traversed by large pylons running east to west, creating a noticeable visual feature and reducing the site's rural character.

The land is largely flat, with short grass and scattered shrubs and scrub, giving it a managed yet semi-natural feel. There are no PRoWs crossing the site, though it is visible from adjacent residential properties and from the public highway. The spire of the Church of St Peter (Grade II*, List Entry 1340986) is visible in distant views, and the site is approximately 250m north of the Tithe Barn Scheduled Monument (List Entry 1003445), though there is no direct intervisibility.

The southern section of the site lies within Flood Zone 2, while the remainder is outside designated floodplain.

The site falls within National Character Area 108 – Upper Thames Clay Vales, within the Dip-Slope Lowland Landscape Character Type, and more locally within the Kemble Dip-Slope (TV3A) Landscape Character Area as defined in the Gloucestershire Landscape Character Assessment. This landscape is characterised by open arable and pasture fields on gently sloping limestone lowlands with hedgerow boundaries and dispersed settlement.

Evaluation:	**MEDIUM-LOW SENSITIVITY**

Justification:

The site forms a small transitional parcel at the southern edge of Cirencester, with a semi-urban character shaped by nearby housing, road infrastructure and overhead pylons. Although the site retains some vegetation and grassland cover, its proximity to built form and lack of strong natural or historic features reduce its landscape and perceptual sensitivity.

The site's historic landscape type (A4p) provides some agricultural time-depth, but there are no strong heritage associations or visual links to nearby designated assets such as the Church of St Peter or the Tithe Barn. Views are localised, experienced mainly from the adjacent road and nearby dwellings, with limited contribution to the wider landscape setting.

While the land provides a small pocket of openness along Siddington Road and contributes marginally to the green transition between settlement and countryside, the overall

landscape context is urban-fringe and influenced by modern infrastructure. The presence of pylons, limited scale, and semi-enclosed boundaries further lower sensitivity. As such, the site is assessed as having medium-low landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Dip-Slope Limestone Lowland
Landscape Character Area:	TV3A – Kemble Dip Slope
Historic Landscape Character:	A4p – Former unenclosed cultivation – now enclosed (Less regular organised enclosure partly reflecting former unenclosed cultivation patterns)
Constraints/Designations: Landscape: None identified. Historic: Within wider setting of Church of St Peter (Grade II, List Entry 1340986)* and Tithe Barn Scheduled Monument (List Entry 1003445) Biodiversity: Hedgerows and scrub provide some local habitat value Other (floodplain, PRoWS): Portion of the site lies within Flood Zone 2; no PRoWs within or adjoining the site	

Site Reference: SD18	**Settlement: Siddington**

Description:

The site lies beyond the northern extent of Siddington, to the west of Siddington Road and north of existing dwellings on Park Way. It comprises a medium-scale pastoral field that forms part of the open countryside separating Siddington and Cirencester. The land is relatively flat, sitting within a low-lying agricultural landscape of large, rectilinear fields defined by hedgerows and tree belts.

The western boundary is defined by a strong tree belt, which is along the old railway line and forms a wooded backdrop in local views, while the northern boundary is enclosed by a mature hedgerow beyond which lies PRoW Footpath 3. Although this footpath is on slightly higher ground, dense boundary vegetation restricts visibility into the site. To the east, a low stone wall borders Siddington Road, allowing open near views across the field from the highway. To the south, the site adjoins the rear boundaries of residential dwellings along Park Way, which are partially visible through boundary vegetation.

The site occupies a visually open position on the northern approach to Siddington, and its openness contributes to the physical and perceptual separation between Siddington and Cirencester. The Church of St Peter (Grade II*, List Entry 1340986), the Tithe Barn Scheduled Monument (List Entry 1003445), lie to the east of the site, across Siddington Road. The mature trees and vegetation within the church grounds filter but do not entirely screen intervisibility between the church and the site, allowing some glimpsed contextual views that establish a historic landscape relationship.

The eastern edge of the site lies partly within Flood Zones 2 and 3, associated with the low-lying land near the River Churn corridor.

The site lies within National Character Area 108 – Upper Thames Clay Vales, within the Dip-Slope Lowland Landscape Character Type, and more locally within the Kemble Dip Slope (LCA TV3A), as defined in the Gloucestershire Landscape Character Assessment. This area is typified by flat to gently undulating agricultural land, hedgerow field patterns, and village settlements connected by rural lanes.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site forms part of the open northern approach to Siddington, playing an important role in maintaining settlement separation and the rural setting of the village. The flat arable character, mature boundaries, and wooded backdrop to the west contribute to the distinct transition between settlement and open countryside, consistent with the character of the Kemble Dip Slope (LCA TV3A).

The Church of St Peter (Grade II*), the Tithe Barn Scheduled Monument, and other heritage assets lie to the east, separated by Siddington Road. While vegetation within the church grounds limits direct intervisibility, the site remains part of the wider rural

setting of these assets, reinforcing the historic agricultural context of the village and its relationship with the surrounding landscape.

Although the site benefits from boundary vegetation and tree cover, the open frontage to Siddington Road makes it visually prominent on the village approach. As such, the site is assessed as having medium-high landscape sensitivity, reflecting its historic and visual associations, open rural character, and role in maintaining separation between settlements, balanced by the screening provided by vegetation and limited public access.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Dip-Slope Limestone Lowland
Landscape Character Area:	TV3A – Kemble Dip Slope
Historic Landscape Character:	A4p – Former unenclosed cultivation – now enclosed (Less regular organised enclosure partly reflecting former unenclosed cultivation patterns)

Constraints/Designations:
Landscape: None identified.
Historic: Within the wider setting of the Church of St Peter (Grade II*), Tithe Barn Scheduled Monument, and other listed buildings
Biodiversity: Hedgerows and tree belts provide ecological value and connectivity.
Other (floodplain, PRoWS): Eastern edge within Flood Zones 2 and 3; PRoW Footpath 3 beyond northern boundary offers filtered views

Site Reference: SD19	**Settlement: Siddington**
Description: The site lies on the northern edge of Siddington, north of Park Way and east of Pound Close, forming part of the transition between the built form of the village and the open countryside beyond. It comprises a medium-scale pastoral grassland field of regular shape, gently sloping eastwards towards a tree belt and drainage ditch that define the eastern boundary. The western edge, along Pound Close, is partially screened by a line of roadside trees, though gaps allow clear views across the site. The southern boundary adjoins existing residential development along Park Way, providing a built backdrop, while the northern boundary is formed by a fragmented hedgerow with occasional trees, allowing open views from PRoW Footpath 3, which runs beyond the northern edge. The eastern boundary is defined by a mature tree belt (old railway line) and ditch line, which provides a degree of visual containment and ecological value. The site sits within an area of gently undulating land characteristic of the Dip-Slope Lowland landscape, with open, managed grassland fields bounded by hedgerows and trees. Its location at the northern edge of the settlement makes it visible from the surrounding countryside, particularly in views from the north and west. The spire of the Church of St Peter (Grade II*, List Entry 1340986) is visible from Pound Close, forming a local landmark within the wider village setting, though the site itself is not directly associated with any heritage designations. There are no conservation areas or listed buildings within or immediately adjacent to the site, and it lies outside Flood Zones 2 and 3. The site falls within National Character Area 108 – Upper Thames Clay Vales, within the Dip-Slope Lowland Landscape Character Type, and more locally within the Kemble Dip Slope (LCA TV3A) as defined in the Gloucestershire Landscape Character Assessment. The area is characterised by gently rolling agricultural land with hedgerow boundaries, small watercourses, and open settlement edges.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: The site forms part of the northern rural fringe of Siddington, acting as a transitional landscape between the built edge and the open countryside to the north. Its pastoral grassland character, open northern views, and visual relationship with PRoW Footpath 3 contribute to its rural identity and enhance its role in defining the settlement edge. Although the site is influenced by adjacent housing to the south and filtered in some views by roadside trees along Pound Close and the eastern tree belt, it remains highly visible from local viewpoints and contributes to the sense of openness that distinguishes	

Siddington's northern approach. The Church of St Peter's spire, visible from nearby streets, reinforces the traditional rural settlement character and provides a visual connection between the site and the village's historic core, even in the absence of direct heritage constraints.

The Historic Landscape Type (A4p) reflects the sites long-term agricultural continuity. The site has perceptual qualities and is in a prominent position which increases its sensitivity.

Accordingly, the site is assessed as having medium-high landscape sensitivity, reflecting its open, transitional character, visual exposure, and importance in maintaining the settlement's rural edge, balanced by proximity to development and moderate enclosure from vegetation.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Dip-Slope Limestone Lowland
Landscape Character Area:	TV3A – Kemble Dip Slope
Historic Landscape Character:	A4p – Former unenclosed cultivation – now enclosed (Less regular organised enclosure partly reflecting former unenclosed cultivation patterns)

Constraints/Designations:
Landscape: None identified.
Historic: Within the wider setting of the Church of St Peter (Grade II*)
Biodiversity: Hedgerows and tree belts provide local ecological value
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; PRoW Footpath 3 to the north offers filtered views over the site.

Site Reference: SD20	**Settlement: Siddington**

Description:

The site lies beyond the western boundary of Siddington, forming a large-scale arable field between the disused canal to the north and Clarks Lane to the south. It occupies a slightly elevated position within the open agricultural landscape that forms the rural setting of the village, with a strong sense of countryside and separation from the main built area.

The field is regular in shape and crossed by a partial hedgerow running east to west through its centre, providing some internal structure. The northern, southern and western boundaries are well defined by strong mature hedgerows, with occasional hedgerow trees that contribute to the local field pattern and visual enclosure. The eastern boundary adjoins the existing settlement edge, although the scale and openness of the site mean that any further development would significantly alter the settlement pattern and the sense of transition between village and countryside.

The land use is intensive arable cultivation, typical of the surrounding Kemble Lowlands landscape, and the field itself exhibits no distinctive or rare landscape features. However, it forms part of the rural foreground to Upper Siddington House (Grade II, List Entry 1340989), which lies just beyond the northern boundary, and contributes to the open agricultural setting of this heritage asset.

There are no PRoWs within the site. The nearest routes are PRoW Footpath 6 to the south of Clarks Lane and PRoW Footpath 2 beyond the western boundary, both of which afford limited or oblique views of the site through intervening vegetation. The site lies outside Flood Zones 2 and 3.

The site falls within National Character Area 108 – Upper Thames Clay Vales, within the Dip-Slope Limestone Lowland Landscape Character Type, and more locally within the Kemble Lowlands (LCA 1A). This landscape is characterised by flat to gently undulating limestone farmland, hedgerow-enclosed fields, and historic villages connected by rural lanes and watercourses.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site forms part of the open western setting of Siddington, contributing to the distinct sense of separation between the village and the surrounding countryside. Its large-scale arable character, strong boundary vegetation, and relationship with the disused canal and rural lane network are typical of the Kemble Lowlands (LCA 1A). The landscape exhibits a strong sense of rurality and openness, despite the site's partial visual connection to the settlement edge.

The site lies within the wider setting of Upper Siddington House (Grade II), which is located just beyond the northern boundary. The open agricultural land provides part of

its historic rural context, although the hedgerow enclosure and absence of direct intervisibility reduce its immediate sensitivity to change.

Development of the site would significantly disrupt the existing settlement pattern, extending built form into an area that currently reinforces the distinction between settlement and countryside. While the field itself contains no special features, its scale, openness and perceptual qualities contribute to the rural character of Siddington's western edge.

Accordingly, the site is assessed as having medium-high landscape sensitivity, reflecting its strong countryside character, visual and perceptual openness, and contribution to the rural setting of a listed building, balanced against its typical agricultural condition and limited public visibility.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Dip-Slope Limestone Lowland
Landscape Character Area:	TV3A – Kemble Dip Slope
Historic Landscape Character:	A4p – Former unenclosed cultivation – now enclosed (Less regular organised enclosure partly reflecting former unenclosed cultivation patterns)

Constraints/Designations:
Landscape: None identified.
Historic: Within the wider setting of Upper Siddington House (Grade II, List Entry 1340989)
Biodiversity: Strong hedgerow boundaries and occasional trees provide ecological value
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; nearby PRoW Footpath 6 (south of Clarks Lane) and Footpath 2 (west) afford limited filtered views

Site Reference: SD21	**Settlement: Siddington**

Description:

SD21 is located to the south of Park Way, on the western side of the main core of Siddington. The site comprises relatively flat parkland-style grassland, enclosed by strong woodland boundaries to the east, south and west. The southern woodland belt is identified as Priority Habitat Deciduous Woodland and incorporates the Old Thames and Severn Canal within its wooded corridor, adding ecological and historic interest to the wider setting.

The northern boundary along Park Way is defined by estate railings, creating a formal edge to the road. A residential property with a stone wall boundary forms part of the north-western edge. To the north of Park Way are Barton Farmhouse (Grade II, List Entry 1090075) and School House (Grade II, List Entry 1153896), which contribute to the historic character of this part of Siddington. While the site does not directly adjoin these listed buildings, it forms part of their setting.

The site is relatively contained with localised views only, due to the strong woodland boundaries and limited public vantage points. There is no public access and no PRoWs cross or adjoin the site. The site lies outside Flood Zones 2 and 3.

The parcel falls within the Dip-Slope Lowland Landscape Character Type, specifically TV3A Kemble Dip Slope Landscape Character Area. Historic Landscape Character is identified as A4p – Former unenclosed cultivation now enclosed, with less regular organised enclosure partly reflecting former cultivation patterns and Parliamentary enclosure within the parish.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

SD21 occupies a contained and relatively discreet parcel on the western edge of Siddington. The parkland grassland character and strong woodland boundaries, including Priority Habitat woodland and the canal corridor, provide natural structure and local ecological value. However, the site is visually enclosed and has limited wider landscape prominence.

Development would alter the current open character but would be experienced primarily in a localised context, with limited wider landscape or visual effects. Overall, the combination of moderate physical and historic sensitivity, balanced against enclosure and limited visibility, supports an overall judgement of Medium landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Dip-Slope Lowlands
Landscape Character Area:	TV3A Kemble Dip Slope

Historic Landscape Character:	A4p – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: None identified Historic: Proximity to Barton Farmhouse (Grade II, List Entry 1090075) and School House (Grade II, List Entry 1153896). Old Thames and Severn Canal corridor along the southern boundary. Biodiversity: Priority Habitat Deciduous Woodland along the southern boundary. Other (floodplain, PRoWS): No Flood Zones 2 or 3. No PRoWs within or immediately adjoining the site.	

Site Reference: SD22	**Settlement: Siddington**

Description:

SD22 is located off Coach Road to the north-west of Siddington, close to Siddington Church of England Primary School. The site forms part of the land surrounding The Old Rectory (Grade II Listed, List Entry 1379927) and comprises a combination of woodland, domestic garden space and associated outdoor sporting facilities.

The site is heavily enclosed by woodland and mature trees and forms part of a larger block of deciduous woodland identified as Priority Habitat. A disused canal corridor lies to the east, contributing additional historic and ecological interest to the wider landscape context. Due to the strong enclosure, the site is not visually prominent within the local area, and there are no views into the site from PRoW Footpath 3 to the south.

The site lies within the Dip-Slope Lowland Landscape Character Type, specifically TV3A Kemble Dip Slope Landscape Character Area. Historic Landscape Character is identified as A4p – Former unenclosed cultivation now enclosed, with less regular organised enclosure partly reflecting former cultivation patterns and Parliamentary enclosure within the parish.

Evaluation:	**MEDIUM -HIGH SENSITIVITY**

Justification:

SD22 occupies a largely wooded and sensitive parcel forming part of the historic and ecological setting of The Old Rectory (Grade II). The site's mature woodland structure, designation as Priority Habitat Deciduous Woodland and relationship with the disused canal corridor collectively elevate natural and historic sensitivity.

Although visually contained from the wider area and not directly visible from nearby PRoWs, its internal character and contribution to the wooded edge of Siddington are significant. Development would likely require substantial vegetation removal, fundamentally altering the established woodland setting and affecting the character and heritage context of the Old Rectory.

While the site is enclosed and not widely prominent, the combination of ecological value, heritage setting and strong perceptual woodland character supports an overall judgement of Medium–High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Dip-Slope Lowlands
Landscape Character Area:	TV3A Kemble Dip Slope
Historic Landscape Character:	A4p – Former unenclosed cultivation now enclosed

Constraints/Designations:
Landscape: None identified
Historic: The Old Rectory (Grade II, List Entry 1379927) within the site. Disused canal corridor to the east.
Biodiversity: Priority Habitat Deciduous Woodland forming part of a larger woodland block.
Other (floodplain, PRoWS): No Flood Zones 2 or 3. No PRoWs within or immediately adjoining the site.

Site Reference: SD23	**Settlement: Siddington**

Description:

SD23 is located beyond the north-western extent of the core of Siddington. The site comprises two pastoral fields to the north of Park Way and to the north and east of Pound Close, and part of a further field extending towards Siddington Road.

The fields are defined by fragmented hedgerows, with a ditch line and associated tree belt running along part of the eastern boundary. The land rises gently towards the northern edge. To the north-west lies the corridor of the Old Thames and Severn Canal and associated vegetation, while industrial development is present beyond the northern boundary. Residential development at Pound Close sits immediately to the south-west, with open views available across much of the site from these properties.

PRoW Footpath 3 runs east–west through the site, providing clear and open views across the majority of the parcel and increasing recreational and visual sensitivity. A small section near Siddington Road falls within Flood Zones 2 and 3, though the majority of the site is outside these areas. The Conservation Area is not in the immediate vicinity, and there are no listed buildings directly adjoining the site, although assets to the east of Siddington Road fall within its wider setting.

The site lies within the Dip-Slope Lowland Landscape Character Type, specifically TV3A Kemble Dip Slope Landscape Character Area. Historic Landscape Character is identified as A4p – Former unenclosed cultivation now enclosed, with less regular organised enclosure partly reflecting former unenclosed cultivation patterns and Parliamentary enclosure within the parish.

Evaluation:	**MEDIUM TO MEDIUM -HIGH SENSITIVITY**

Justification:

SD23 forms part of the countryside edge to the north-west of Siddington and is visually open and accessible due to PRoW Footpath 3 crossing the site. The fields rise gently northwards and are clearly perceived as open agricultural land beyond the established settlement boundary.

The eastern parcel adjacent to Pound Close is more closely related to existing development and therefore demonstrates a slightly reduced susceptibility, supporting a Medium sensitivity. However, the remainder of the site would represent a more pronounced encroachment beyond the current settlement pattern. The presence of the canal corridor and industrial development to the north introduces some contextual influences, but these do not diminish the site's role as open rural land.

On balance, the site demonstrates a mixed sensitivity, with the majority of the parcel assessed as Medium–High, and the portion adjacent to Pound Close assessed as Medium.

Landscape Context:

National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Dip-Slope Lowlands
Landscape Character Area:	TV3A Kemble Dip Slope
Historic Landscape Character:	A4p – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: None identified Historic: The Old Rectory (Grade II, List Entry 1379927) within the site. Disused canal corridor to the east. Biodiversity: Ditch corridor and associated tree belt along eastern boundary. Proximity to canal corridor vegetation. Other (floodplain, PRoWS): Small section within Flood Zones 2 and 3 near Siddington Road. PRoW Footpath 3 runs east–west through the site.	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 31 – South Cerney

COTSWOLD
District Council

Settlement character

1.1 South Cerney, shown on Figure SC1, is located 6.5km south of Cirencester within the Cotswold Water Park. The Western Spine road runs just south of the village and joins with the A419 Swindon-Cirencester Trunk Road. It is one of the largest villages within the District having undergone considerable growth over the past 25 years.

1.2 The village was originally linear spreading out from a central intersection. Today, substantial in-fill development has obscured the linear pattern. There are substantial modern housing estates to the east and south of the village core. Historic buildings are mainly found alongside the main streets of the village. However, All Hallows Church is located on the northern side of the River Churn which runs through the village. Also adjacent to the river is an intimate landscape of remnant meadow and allotments. To the north of the church is Edwards College which is set in parkland.

1.3 A large 'quadrant' of the village is formed by the 'Aggregate Industries' works. On the south side of the village there are large lakes formed by sand and gravel extraction. The northern edge of the village is strongly defined by a disused railway line.

1.4 The northern and western approaches to the village are attractive as a result of the street form and historic buildings. However, the southern approach is marred by industrial development and suburban housing.

Landscape Character

1.5 South Cerney is located within National Character Area 108, Upper Thames Clay Vales. At a county level, the settlement is located within River Basin Lowland landscape type and the Somerford Keynes LCA. It is bordered by the Cornbrash Lowlands landscape type to the north west on rising ground.

1.6 The landscape to the south of the village is dominated by waterbodies previously associated with sand and gravel extraction and now used for sailing and recreation as part of the Cotswold Water Park. These are surrounded by bands of riparian trees. In some areas there is rough land around the edges of the waterbodies consisting of remnants of pasture and woodland blocks. East of the 'Aggregate Industries' site some land has been filled with waste concrete products.

1.7 To the west the land rises gently to Ashton Down which provides a visual stop to views on this side of the settlement. Around Upper Up the land is pastoral

with gappy and outgrown hedges. To the north of Upper Up is the valley of the River Churn with meadows and pasture.

1.8 To the east of the Churn and north of the village centre is a low ridge which provides a higher vantage point over the village. This ridge strongly separates the Churn Valley from Silver Street. To the east of Silver Street is an attractive area separated from the wider countryside by the disused railway line to the north and with the River Churn running through it. Accessed by 'Bow Wow' and Church Lane, this area contains the parkland of Edwards' College, the church and churchyard, remnant meadows orchards and allotments. It is a popular recreation area for local people.

Relationship of the settlement with the landscape

1.9 The settlement has the following key relationships with the surrounding landscape.

Positive

- The area around Bow Wow provides a link between the village centre and the surrounding countryside.
- The ridge that enters the village from the north between Silver Street and the Churn has remained undeveloped creating an immediate visual and physical relationship between the village and its rural hinterland in this area. The linear pattern of the village on this side of the village relates to the form of the ridge.

Negative

- Modern development to the south and east of the village centre has developed incrementally as a series of self-contained blocks which is at odds with the established linear pattern of the town.
- There is little visual or physical linkage between the modern development and the landscape setting.
- Development has sprawled out along the southern approach road 'suburbanising' the approach to the village.

Landscape sensitivity considerations

1.10 The character of the landscape surrounding the village has been strongly influenced by housing development, the extractive industry, leisure and communications. Much of the traditional agricultural landscape character has been degraded or radically altered by sand and gravel extraction. Leisure, sport and related housing developments are now transforming these

landscapes into a highly distinctive landscapes unlike the rest of the Thames Vale. These new developments vary in quality, and some are raw and relatively unmitigated at present. However, the degree of change from the traditional landscape means that there are significant opportunities to create a positive new landscape.

1.11 The ability of the landscape to accommodate development is constrained in the north by landscape character and quality. To the south constraints are predominantly physical. However, the land included with the 'Aggregate Industries' site has considerable potential to accept change.

Constraints to be taken into account

1.12 The constraints are shown on Figure SC2 and are summarised below:

- Conservation Area
- Listed buildings and their settings
- The Castle Scheduled Monument west of Silver Street.
- The floodplain of the River Churn
- SSSI status of many of the waterbodies south east of the village.

Areas where development is not suitable

1.13 Areas where development is not considered to be suitable, in accordance with the criteria set out in Section 2.0 are as follows:

- The north west quadrant of the village which includes the Castle site due to its visibility and importance to the setting of the village.
- The north east quadrant and areas around Bow Wow due to their intrinsic character and landscape quality.
- The area to the west of Upper Up due to its importance as part of the setting of the Conservation Area when approaching from the west.

Suggested environmental improvements

- The following environmental improvements are suggested:
- Enhancement of the southern approach to the village, particularly through environmental enhancement of landscape surrounding factory premises.
- Improved management of the farmland to the west of Upper Up.

Figure A1: Context and Landscape Character Types and Areas

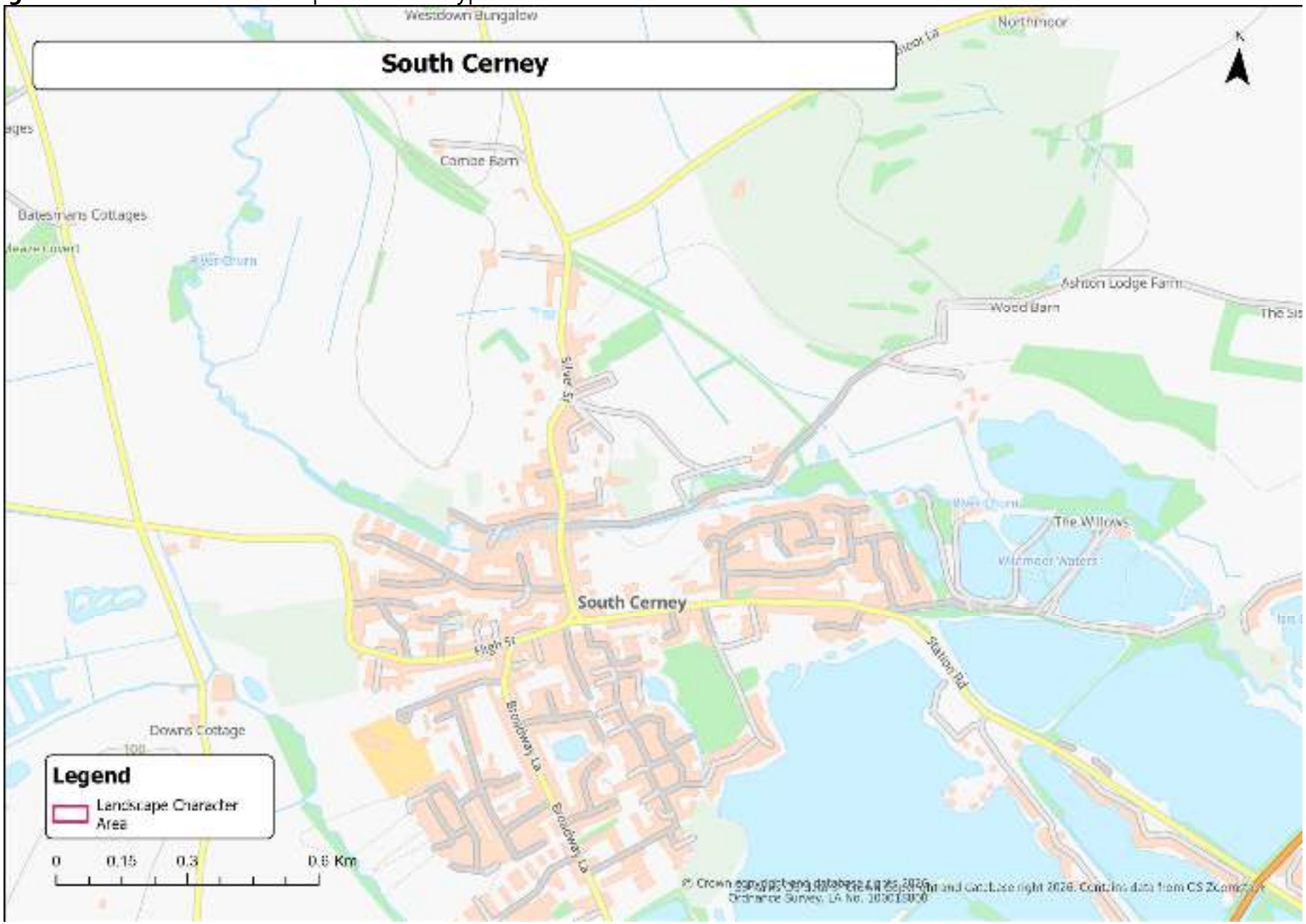
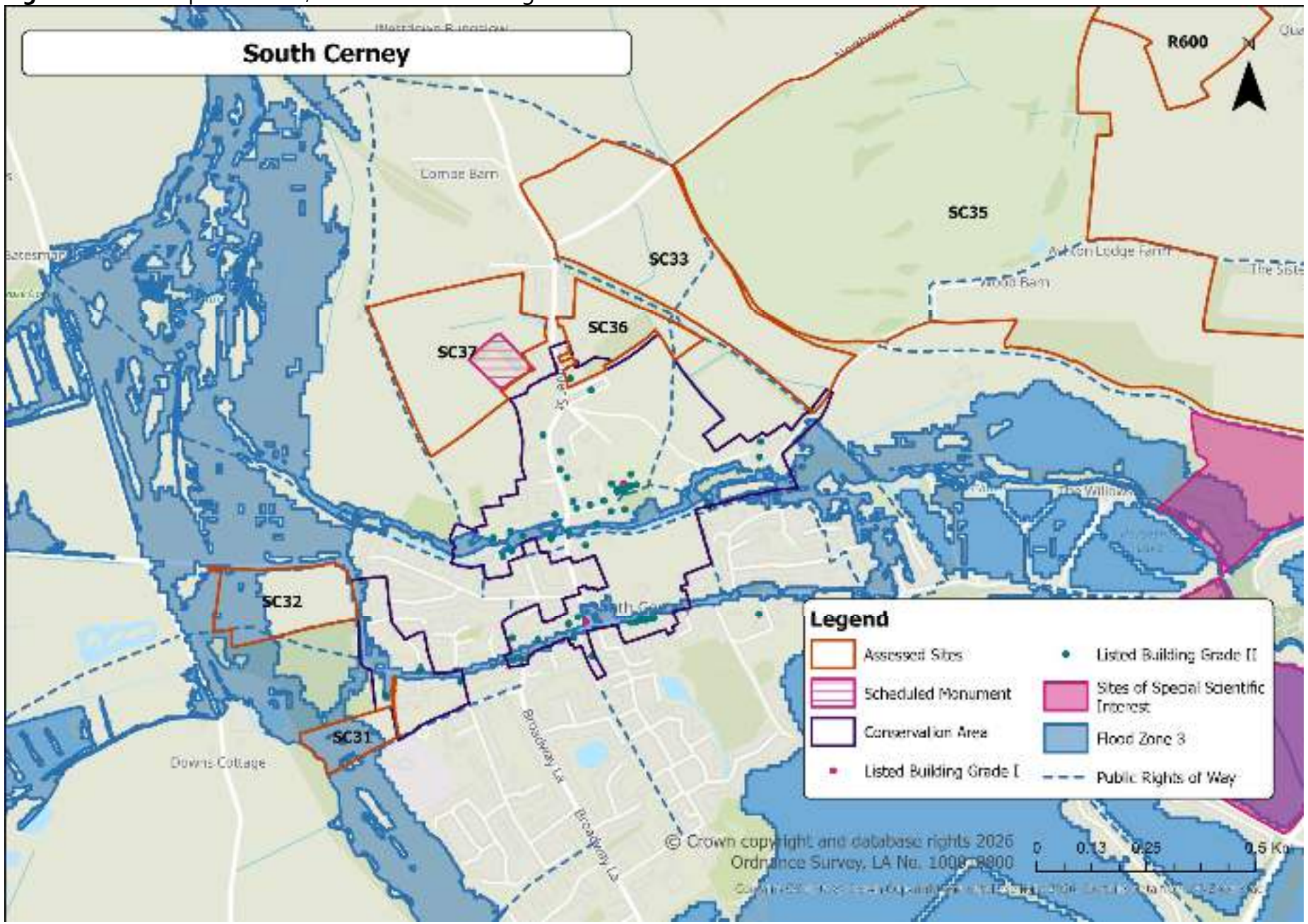


Figure A2: Development Sites, Constraints and Designations



Stage 2 Assessments

Site Reference: SC31	**Settlement: South Cerney**
DESCRIPTION:	
This site consists of a medium-sized, flat field of horse pasture with remnant ridge and furrow on the western edge of the settlement. The western two thirds of the field are in the flood zone associated with a watercourse on the western boundary. The site has outgrown hedges on three boundaries with housing and a car park to the east which are in South Cerney Conservation Area. A public footpath runs along the eastern and southern edges. There is a 50m wide young tree plantation on the other side of the watercourse beyond which is open countryside. Tennis courts and playing fields lie to the north and a school lies to the south. This is a site of some but relatively low tranquillity, due to adjacent development.	
Evaluation:	**MEDIUM SENSITIVITY**
Justification:	
The site is susceptible to development by reason of it lying predominantly in the flood zone and its unimproved pasture and ridge and furrow. Any development in the flood zone would also extend the settlement significantly to the west compared to development to the north and south and therefore is undesirable also for this reason. The value of the site lies in its juxtaposition with the Conservation Area. Normally it would be considered desirable to maintain the relationship between the Conservation Area and the countryside intact and there is merit in this approach. However, housing on the eastern third of the site, if at low density and carried out to a high standard with a positive edge to the west may be an appropriate intervention. The site is inappropriate for lower quality or high density development. However, any development should accommodate the PROW and may compromise the continued use of the horse pasture.	
Landscape Context	
National Character Area:	Thames and Avon Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	Somerford Keynes
Historic Landscape Character:	Existing settlement - present extent (does not apply to this site)
Constraints/Designations	
Landscape:	none
Historic:	South Cerney Conservation Area on eastern boundary
Biodiversity:	none
Other (floodplain, PROWs):	Floodzone 3 covers over half the site. PROW (footpaths) lie along southern and eastern boundaries.

Site Reference: SC32	**Settlement: South Cerney**

Description:

The site lies to the south and west of Upper Up, north of the Upper Up Playground and Playing Fields, from which it is separated by a mature hedgerow with hedgerow trees. It forms part of the western edge of South Cerney, comprising a medium-scale parcel of flat grassland bounded by strong vegetation and limited by existing settlement to the east. The site is enclosed and well screened, with localised visibility and a sense of containment created by boundary vegetation.

The western boundary is defined by a strong mature deciduous hedgerow, which creates a clear visual edge and contributes to the area's verdant rural character. The eastern boundary is more open, marked by low-lying shrubs and hedgerow gaps, allowing filtered views from the Upper Up properties. The southern boundary is formed by PRoW Footpath 7, which runs adjacent to the site along the edge of the playing fields and offers intermittent views through vegetation. A remnant line of north–south hedgerow trees run through the centre of the field, providing vertical interest within the otherwise open land.

Small pylons cross the site east–west, introducing a minor visual detractor, though the site's overall rural and pastoral character remains intact. The landscape is flat and low-lying, consistent with the surrounding topography of the Cotswold Water Park, and the western portion of the site lies within Flood Zones 2 and 3.

The site's land use and structure are typical of the riverine pasture landscapes around South Cerney, historically used as meadows and now largely enclosed by hedgerows and trees. The site is located within National Character Area 108 – Upper Thames Clay Vales, within the River Basin Clay Vale Landscape Character Type, and more locally within the South Cerney and Ashton Keynes Settled Wetlands (LCA 3A).

The South Cerney Conservation Area lies to the east, beyond Upper Up on the other side of the road, with limited intervisibility due to intervening buildings and vegetation.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site forms part of the western rural edge of South Cerney, contributing to the green and open setting of the village and maintaining a distinct transition between settlement and countryside. Its flat grassland character, strong boundary vegetation, and historic function as enclosed meadowland are consistent with the River Basin Clay Vale LCT and South Cerney and Ashton Keynes Settled Wetlands (LCA 3A).

While the site is visually contained by vegetation, it remains perceptible in near views from Upper Up and PRoW Footpath 7, and its pastoral, undeveloped character plays an important role in maintaining the village's rural edge. The site also lies close to the South Cerney Conservation Area, though the intervening development and vegetation

limit any strong visual or historic connection.

The Historic Landscape Type (D1r) reinforces the site's long-term agricultural use and its association with the riverine meadow landscapes of the Cotswold Water Park. The presence of pylons slightly detracts from its scenic quality, but the area retains a rural, enclosed and tranquil character that contributes positively to the settlement's wider landscape setting. As such, the site is assessed as having medium-high landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Clay Vale
Landscape Character Area:	3A – South Cerney and Ashton Keynes Settled Wetlands
Historic Landscape Character:	D1r – Riverine pasture, probably used as meadows (now largely enclosed)

Constraints/Designations:
Landscape: None identified.
Historic: Within wider setting of South Cerney Conservation Area
Biodiversity: Hedgerows, hedgerow trees and grassland support local ecological value and connectivity.
Other (floodplain, PRoWS): Western section within Flood Zones 2 and 3; PRoW Footpath 7 runs along southern boundary providing visual and recreational sensitivity.

Site Reference: SC36	**Settlement:** South Cerney
Description: The 3.59 ha site is located on the north-eastern edge of South Cerney and comprises mostly pastoral farmland with flat topography. The south-western part of the site incorporates the buildings and associated functional area of Berry Farm. The south-eastern part of the site contains a small orchard and several ponds. There is also a stream within the east of the site, which forms the boundary between two adjoining fields. The primary access to the site is via a track, which leads onto Silver Street to the west. There are residential uses to the west and agricultural land to the north, south and east. The embankment of the disused former Midland and South Western Junction Railway forms the northern boundary, which is now a well-used public bridleway. A public right of way crosses the eastern part of the site, which links the bridleway with the main part of the village to the south.	
Evaluation:	**Overall Rating: High/Medium**
Justification: The parcel has susceptibility to change through housing development due to its position on the edge of the settlement. Development would represent encroachment into an rural landscape, although this is tempered by the level of enclosure and adjacent permanent boundary created by the railway embankment. The parcel forms a pleasant open space on the edge of the settlement that provides enjoyment to footpath users. The setting of the listed buildings within and adjacent to the parcel will need to be considered and would likely restrict the scale of any development. The field within the east of the parcel is detached from the settlement's influence. Overlooking and privacy is also likely to be an issue within the parcel. Given the considerations that need to be made, its susceptibility to landscape change and position on the edge of the settlement, the parcel is considered to have **High/Medium** sensitivity.	
Landscape Context: The parcel is located alongside the northern settlement extent of South Cerney, to the east of Silver Street. It has a small scale agricultural context that is defined by small pastoral paddocks and orchard trees. The parcel is separated from the wider landscape by the elevated railway embankment that is present along the length of the north-eastern boundary. The western boundary abuts residential development along Silver Street that is of varying time depth; some structures to the south-west are listed. The southern boundary is defined by some vegetation and fencing with a continuation of the parcel's small scale agricultural context present beyond. This local enclosure of the parcel creates a level of tranquillity within the parcel, and it has an idyllic aesthetic quality. Minor watercourses are also present within the parcel. South Cerney Footpath 15 is present within the east of the parcel and crosses it along a north/south axis. A bridleway is also present along the elevated railway embankment to the north-east. This availability of public vantage points provides views into the parcel. From the railway embankment these views are filtered by the vegetation that flanks the route. Beyond the embankment views are completely screened. Views from the west and south-west are screened by the built form along Silver Street with glimpses of the parcel being afforded between structures and along the access road. The most prevalent views are from the south of the parcel along the footpath. These are only local views as intervening features screen views from further afield.	

National Character Area:	National Character Area 108: Upper Thames Clay Vales
Landscape Character Type:	Landscape Character Type: River Basin Lowland
Landscape Character Area:	Landscape Character Area: TV1A: Somerford Keynes
Historic Landscape Character:	-

Constraints/Designations:

Landscape: Not within the CNL or a SLA

Historic: Listed Buildings present within the south west of the parcel and present beyond the south boundary. The South Cerney Conservation Area is present within the south west of the parcel and continues to the south beyond the boundary

Biodiversity: Natural England has raised concerns regarding the impact of further development in South Cerney on the North Meadow and Clattinger Farm Special Area of Conservation. Further assessment is currently being undertaken to understand whether additional development in this location would have an unacceptable impact.

The site is located within the Cotswold Water Park Nature Improvement Area and the Cotswold Water Park Nature Recovery Plan area. The site is also within a Site of Special Scientific Interest Impact Risk Zone, where developments of 10 or more dwellings outside existing settlements would require further analysis to understand the specific risks. A large proportion is also identified as Priority Habitat (no main habitat but additional habitat present).

The western part of the site is modelled to be within a Great Crested Newt amber zone. There are several ponds within the centre of the site, which may accommodate protected species such as Great Crested Newts. Furthermore, a stream runs through the eastern part of the site, which is also of ecological interest.

The central part of the site comprises several small fields of grazed pastureland. This is unlikely to have high biodiversity value, although a survey would be required to confirm this. However, the triangular field in the eastern part of the site contains an area of wet grassland, which could have ecological interest.

The former railway embankment to the north of the site is identified as Priority Habitat (deciduous woodland) and is a wildlife corridor. Former railway lines commonly have high biodiversity. Badger setts and Dormouse boxes were observed on this embankment during the site visit, both of which are protected species. During the site visit, Song Thrush were also observed within the site.

The site also contains several hedgerows, which are of ecological interest and may provide habitat for protected species. These also provide wildlife corridors. The farm buildings may also accommodate protected species, such as bats and barn owls.

A Preliminary Ecological Assessment is needed to further understand the extent of the ecological issues on the site. However, in addition to the potential impact of further development on the Special Area of Conservation and SSSIs, it initially appears that parts of the site may be more ecologically sensitive.

Other (floodplain, PRoW): South Cerney Footpath 15 is present within the east of the parcel. South Cerney Bridleway 51 is present along the railway embankment to the north of the parcel.

Site Reference: SC37	**Settlement:** South Cerney

Description:

SC37 is located to the west of Silver Street on the north-western edge of South Cerney. The site lies beyond existing residential development and comprises pastoral fields subdivided by hedgerows, together with a woodland block containing small ponds. The landform is gently undulating and rises towards the west to a ridgeline, increasing its prominence in the local landscape.

PRoW Footpath 3 runs north–south along the western boundary of the site, providing open and elevated views across the parcel and the surrounding countryside. The site falls within the Cotswold Water Park and adjoins the South Cerney Conservation Area. It also lies within the setting of several listed buildings along Silver Street, including Liddell House (Grade II, List Entry 1090030).

The parcel lies within the River Basin Lowland Landscape Character Type, specifically TV1A Somerford Keynes Landscape Character Area. The historic landscape reflects enclosed agricultural land typical of the parish.

Evaluation:	**HIGH SENSITIVITY**

Justification:

SC37 occupies a visually and physically prominent position on the north-western edge of South Cerney. The undulating landform rising to the west increases visibility, particularly from PRoW Footpath 3, where open views across the site and surrounding countryside are available. The parcel reads clearly as open countryside forming part of the rural setting and western transition of the village.

The site lies within the Cotswold Water Park and adjoins the Conservation Area, with direct impact on the setting of listed buildings including Liddell House. Development would extend built form westwards beyond the established settlement pattern and alter the current rural edge in a manner that would appear incongruous with the village's form.

The combination of topographic prominence, recreational visibility, heritage context and settlement-edge encroachment supports an overall judgement of High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1A Somerford Keynes
Historic Landscape Character:	A2m Former unenclosed cultivation – now enclosed

Constraints/Designations:
Landscape: None identified
Historic: Adjoins South Cerney Conservation Area. Within the setting of Liddell House (Grade II, List Entry 1090030) and other listed buildings along Silver Street.
Biodiversity: Woodland block and ponds within the site. Hedgerow network contributing to ecological connectivity.
Other (floodplain, PRoWS): Not within Flood Zones 2 or 3. PRoW Footpath 3 runs north–south along the western boundary.

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 32 – Stow-on-the-Wold

COTSWOLD
District Council

Settlement character

1.1 Stow-on-the-Wold is a historic, wool town located on the summit of the highest ground crossed by the A429 Fosse Way. Historically, it is at an important junction of several roads which now include the A436 and A424.

1.2 Settlement has occurred on this strategic site since prehistoric times with the shape of the oval bronze age/iron age camp still visible. The origin of the present town was in the medieval period when it was established as a planned town by Evesham Abbey as part of their Maugersbury Manor Estate. The town was built on the western edge of the camp including the area between it and the Fosse Way. The main road was diverted into the great rectangular market square enclosed by church, inns and shops which now forms the core of the town. The tower of St Edwards Church is a dominant landmark. The old settlement of Maugersbury is now dwarfed by the town and lies separated from Stow by a couple of small fields. The quality and value of the Cotswold stone built form is reflected in its Conservation Area status which includes the medieval town, part of Fosse Way, Maugersbury and the triangle of fields/manor parkland separating the two settlements.

1.3 The town is constrained by topography with steep valleys to the north of the centre and has thus grown on the flatter land on the gently sloping ridge top, particularly to the east and south. Smaller scale housing development has also taken place along Fosse Way particularly to the north in a triangle between the A424 and the Fosse. These established houses have large gardens with established tree cover. A supermarket lies to the east of the road extending the built form of the town on the more exposed side of the ridge to the north. Other commercial premises on the road include a roadside restaurant and petrol station which degrade the visual quality of the approach to the town.

1.4 Scattered houses follow the B4068 to Lower Swell set amongst paddocks and large gardens with mature tree boundaries.

1.5 The position of the town on the ridge top means that it is exposed to long views from all sides, but particularly from the east and west and to a lesser extent from the south. The visibility is illustrated by the relatively small development on the B4077 on the north west edge of town which can be clearly seen from beyond Upper Swell, over a mile away. The blocks of the housing estates make a large visual impact and do not respond to the historic pattern or grain of the town.

Landscape Character

1.6 Stow-on-the-Wold lies in the Cotswolds National Character Area 107. The settlement itself is within the High Wold landscape type and Cotswolds High Wold Plateau LCA. The boundary follows the edge of the built form. However, it is surrounded on almost all sides by the Farmed Slopes landscape type and the Vale of Moreton Farmed Slopes LCA.

1.7 The town lies on the edge of the high wold landscape overlooking the valleys of the River Dikler to the west and the Evenlode, at a distance, to the east. The High Wold comprises large scale open plateau tops characterised by arable land and large blocks of woodland interspersed with valleys of lush, intimate pastoral landscapes and small villages.

1.8 The latter description is true of the Dikler valley to the east with its charming settlements of Lower and Upper Swell. Views of the houses on the ridge top on the west side of Stow are possible from here. However, Stow itself is at the southern extent of an undulating, relatively narrow ridge of oolitic limestone at about 235mAOD, 90m above the adjacent valley bottom. The landscape is of arable agriculture with stone walls and hedges on the gentler slopes and permanent pasture on the steep incised valley sides. The agricultural land classification is Grade 3. On the ridge and slopes trees [including beech and lime] are often in belts alongside roads and as field boundaries. They are also present as riparian vegetation on the small streams and as hedgerow trees. The southern approach up the steep Stow Hill is particularly enclosed by tree belts and woodland to the west.

Relationship of settlement with the surrounding landscape

1.9 The settlement has the following key relationships with the surrounding landscape:

Positive:

- St Edward's Church provides the main focal point and landmark of the town and there are positive views towards it from the east and west.
- The built up perimeter of the Iron Age camp on the northern side of the town provides a positive relationship with the steep valley side.
- The green wedge separating the town from Maugersbury allows a relationship between the older settlement core with the landscape.

Negative:

- The housing estates on the east, and to a lesser extent south side, of town intrude into the landscape and are visible in approaches from the east. The houses tend to be standard house types, and the overall image is of a homogenous, monotonous suburban edge which does not complement the landscape or town.
- The linear development on Fosse Way tends to reduce the quality of the town approaches and some buildings can be seen from the lower ground on either side of the ridge.

Landscape sensitivity considerations

1.10 The landscape is distinctive and reflects many of the essential qualities and character of the National Landscape.

1.11 The ridge top location allows long views from all directions limiting the potential for discreet development. Some sites have mature tree screening close into the town, but these are very limited. Even these areas would have some visibility particularly in winter. Development would have the most impact where it is located on steeper slopes.

Constraints to be taken into account

1.12 The constraints are shown on Figure ST2 and are summarised below:

- National Landscape covering all of town and surrounding landscape
- Conservation Area
- Listed buildings and their settings
- Iron Age Camp SAM
- Monarch's Way, Gloucestershire Way and Macmillan Way.

Areas where development is not suitable

1.13 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Between Stow and Maugersbury because of the setting of the Conservation Area and to keep the settlements' separate identities.
- East of the town on the exposed ridge top and slopes because of the area's high visibility.
- In the steep valley sides to the north of the main part of the town because of their high visibility and role as setting to the old town.

- On exposed parts of the ridge which are without tree screening because of the areas high visibility.
- Northwards along the ridge because this extends the apparent size of the town most to open views from the east.

Suggested environmental improvements

1.14 The following environmental improvements are suggested:

- Tree screening to the housing estates to the east and south of the town.
- Planting on the playing field to the east would be desirable.

Figure A1: Context and Landscape Character Types and Areas

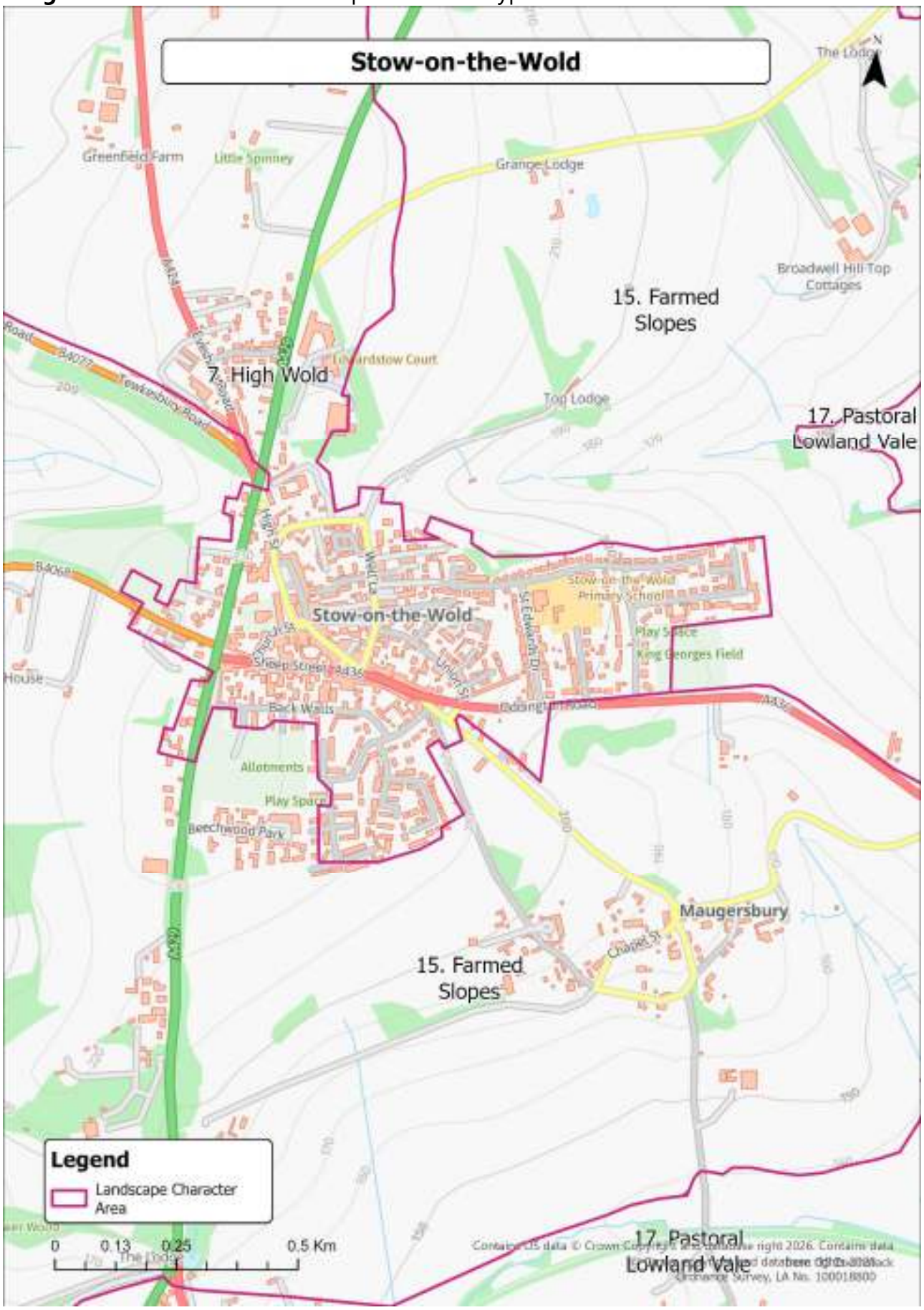
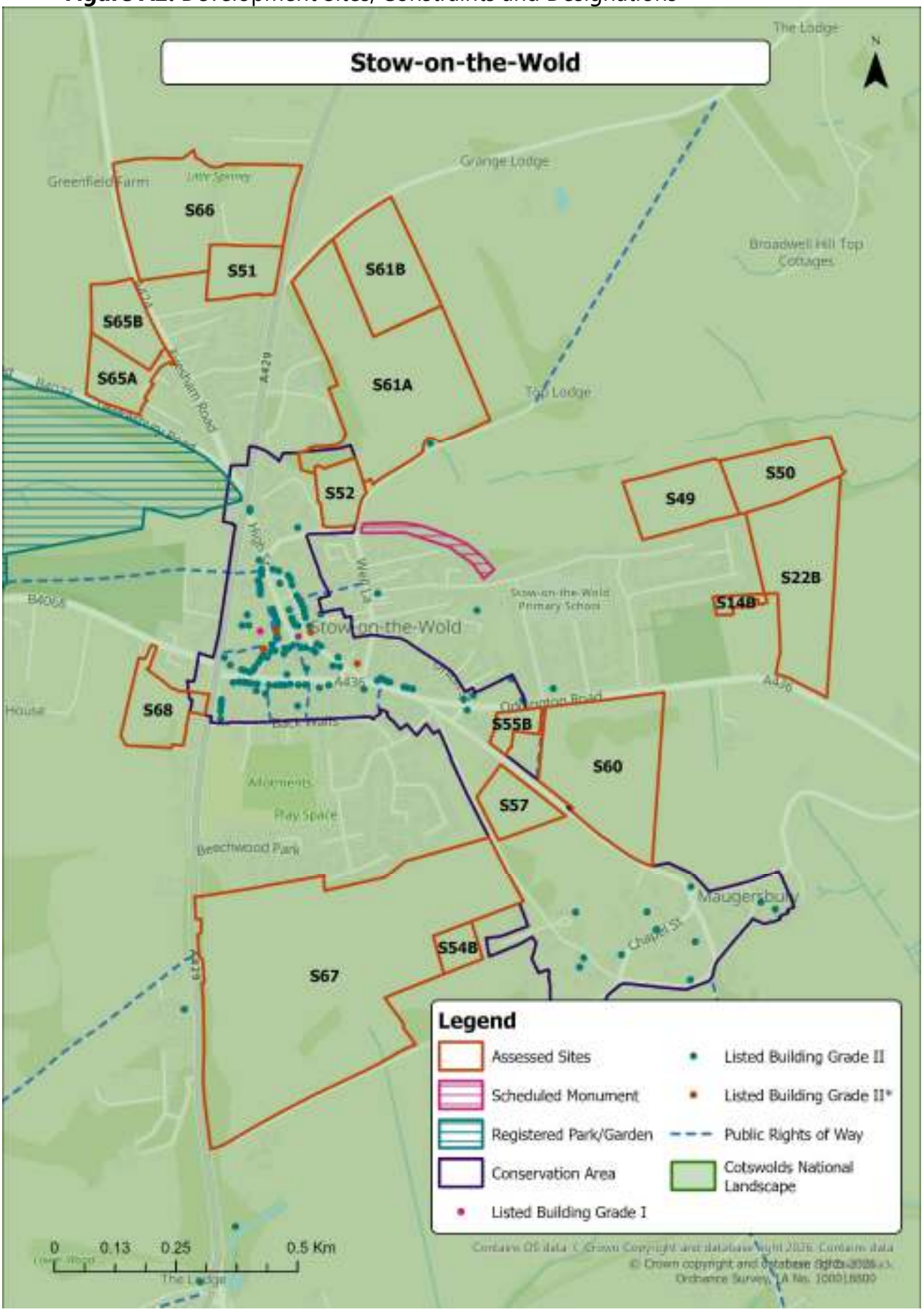


Figure A2: Development Sites, Constraints and Designations



Stage 1 Assessments

1.1 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	S14B	S22B	S49	S50	S51	S52	S54B	S55B	S57	S61B	S60	S61A	S65A	S65B	S66	S67	S68
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)																	
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground																	
	Falls within clear views from public vantage points (roads, PROWs, hills)																	
Scale and Size	Would extend settlement in an uncharacteristic direction or weaken form																	
	Introduce a significant area of built form into a rural or visually sensitive landscape.																	
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development																	
	Risks coalescence or erosion of settlement separation																	
	Sites to be discounted																	

Stage 2 Assessments

Site Reference: S14B	**Settlement:** Stow-on-the-Wold
Description: The site is located on the eastern edge of Stow-on-the-Wold, comprising a small section of a larger arable field situated to the south of Griffin Close. The southern boundary is arbitrary, separating this parcel from the remainder of the larger field, much of which to the south is currently under construction following the grant of planning permission (ref. 23/01513/FUL). To the west lies King George's Playing Field, which forms part of the local green infrastructure network, and to the north, existing residential development along Griffin Close defines the urban edge. The site's western boundary is marked by a hedgerow, providing limited enclosure and a degree of separation from the adjoining open space. The site lies outside Flood Zones 2 and 3 and is set within the Farmed Slopes LCT, more locally the Vale of Moreton Farmed Slopes LCA (15B). The Conservation Area is located some distance to the west and is not directly affected. Given its small size and the presence of ongoing development to the south, the site has limited landscape or visual distinction and is well integrated with the expanding residential edge of Stow-on-the-Wold.	
Evaluation:	**LOW SENSITIVITY**
Justification: S14B is assessed as having Low sensitivity, reflecting its limited scale, association with the existing settlement edge, and proximity to active development to the south. The site forms part of a larger arable field now partly developed, reducing its contribution to landscape character, openness, and rural setting. Although visible from King George's Playing Field to the west, the site would be perceived in the context of adjacent housing and construction activity, rather than as part of the wider countryside. It therefore makes only a limited contribution to the special qualities of the Cotswolds National Landscape, given its contained, transitional, and partially urbanised context.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Farmed Slopes LCT
Landscape Character Area:	LCA 15B Vale of Moreton Farmed Slopes
Historic Landscape Character:	Modern arable enclosure now strongly influenced by surrounding residential development.

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: Outside and visually separated from the Stow-on-the-Wold Conservation Area.
Biodiversity: Boundary hedgerow provides habitat value..
Other (floodplain, PRoWS): Not within Flood Zones 2 or 3. No PRoWs within or adjacent to the site.

Site Reference: S22B	**Settlement: Stow-on-the-Wold**

Description:

The site consists of two large regular arable fields falling from the Wold ridge top to the south down to the north east, on the Vale of Moreton Farmed Slopes. It lies on the eastern edge of the settlement adjacent to 20c estate housing on Griffin Close which overlooks the site as well as newly constructed residential development off the A436. It has an outgrown hedge with trees along its northern boundary and a copse to the north east bordering the adjacent field. A mixed tree and hedge boundary to the east partly screens lower farmland. The southern boundary is to the A436 which is the main eastern approach to the settlement. This has mature trees along part of it which filter views into the site. There is no boundary to S14 to the west. Wide, long distance views are possible to the east and north east especially from the upper parts of the site. Noise from traffic using the A436 significantly reduces tranquillity to the south.

Notable landscape features include the parcel's location within the nationally valued Cotswolds National Landscape. Additional features include mature boundary vegetation, arable field pattern, neighbouring residential built form, settlement edge and recreation ground, the A436 and sloping topography. Historic mapping highlights that development has encroached upon the historic field pattern of the area as development from Stow to the west moves east.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification: The site is located on the exposed slopes running down from the wold ridge top, its high visibility in the wider landscape to the east and north east and visibility to the A436 approaches. Development here would depart from the pattern of development in the settlement which keeps substantially to the wold plateau/ridgetop. It is overlooked by housing on Griffin Close and the new development to the south of this. If development were permitted it would need to be designed as a very high quality introduction to the settlement, retaining the existing southern boundary trees, and create a varied non-linear edge softened with trees to the southern part of the eastern boundary in particular.

Landscape Context:

National Character Area:	NCA 107: Cotswolds
Landscape Character Type:	LCT 15: Farmed Slopes
Landscape Character Area:	15B: Vale of Moreton Farmed Slopes
Historic Landscape Character:	-

Constraints/Designations:

Landscape: Cotswolds National Landscape

Historic: Not within a Conservation Area or within the setting of a listed building

Biodiversity: None

Other (floodplain, PRoWS): None

Site Reference: S51	**Settlement:** Stow-on-the-Wold

Description:

The site lies to the north of Stow-on-the-Wold, occupying an elevated position on the hilltop plateau that defines the town's wider landscape setting. It forms part of the rural northern approach and is visible in long-distance views from surrounding roads and the open countryside. The site comprises individual pastoral fields bound by stone walls, hedgerows, and occasional trees, consistent with the traditional Cotswold field structure.

The site is not crossed by any PRoW, though it is clearly visible from both the A429 (Fosse Way) and the A424, which frame the approach into Stow. The Conservation Area lies to the south and is separated from the site by intervening development. The land does not fall within Flood Zones 2 or 3.

The site lies within the High Wold Landscape Character Type (LCT) and more locally the Cotswolds High Wold Plateau Landscape Character Area (LCA 7C). This landscape is characterised by expansive elevated farmland, stone walls, and wide-open views, forming part of the exposed upper Cotswold plateau that defines much of the town's setting. The site also lies within the Cotswolds National Landscape, where sweeping upland views contribute to the special qualities of scenic beauty and historic rural character.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:
S51 is assessed as Medium-High sensitivity due to its elevated position, rural approach setting, and role in defining the northern edge of Stow-on-the-Wold. The site exhibits the characteristic features of the High Wold Plateau, including open fields, stone walls, and far-reaching views that are strongly representative of the Cotswold landscape.

Development would extend the town northwards into open countryside and alter the exposed rural character of the plateau. While there are no nearby heritage assets or PRoWs, the site's visibility from the A429 and A424 and its contribution to the distinctive skyline and landscape setting of Stow elevate its overall sensitivity.

Within the Cotswolds National Landscape, the site contributes to special qualities of scenic importance, settlement containment and the legibility of historic settlement form.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	High Wold LCT
Landscape Character Area:	LCA 7C Cotswolds High Wold Plateau
Historic Landscape Character:	Large, enclosed fields with stone walls forming part of the elevated rural setting of Stow-on-the-Wold.

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: No Conservation Areas or listed buildings nearby.
Biodiversity: Grassland, hedgerows, and trees provide habitat value.
Other (floodplain, PRoWS): Not within Flood Zones 2 or 3 and no PRoWs within or adjoining the site.

Site Reference: S55B	**Settlement:** Stow-on-the-Wold

Description:

The site lies between Oddington Road to the north and Maugersbury Park to the south, on the eastern edge of Stow-on-the-Wold. It comprises of two areas of grassland, one with a slightly more domestic character, containing scattered shrubs and trees. Large mature trees form a strong southern boundary along Maugersbury Park, while to the north, the boundary is defined by a stone wall and sections of conifer hedge. The eastern boundary also contains mature trees, which enclose the site and provide a filtered transition to open fields beyond.

The land falls from west to east, towards further agricultural land, with the ground to the north sitting at a slightly higher elevation. The site is influenced by surrounding built form, with residential development to the north, Stow Surgery to the south-east, and other commercial premises nearby.

Although the site occupies sloping ground, and there are longer-distance views to and from the east and south-east, these are generally experienced in conjunction with existing residential and commercial buildings. The site adjoins the Conservation Area and Enoch's Tower (Grade II Listed) lies to the north, giving it some historic and townscape sensitivity. PRoW Footpath 10 runs east of the site along the vegetated boundary and Stow Surgery. The site lies outside Flood Zones 2 and 3.

The site falls within the Farmed Slopes LCT, more locally the Vale of Moreton Farmed Slopes LCA (15B), a landscape typified by gently rolling farmland, stone walls, hedgerows, and settlements occupying elevated ground with extensive outward views.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:
S55B is assessed as Medium sensitivity, reflecting its sloping topography, proximity to the Conservation Area, and relationship with Enoch's Tower, balanced against its partly domestic character and integration with surrounding development. The site is well enclosed by vegetation and adjacent land uses, and any visual change would be perceived in conjunction with existing residential and commercial buildings.

The site contributes reasonably to the eastern approach to Stow, and its mature trees and stone wall boundaries enhance the local townscape. However, its limited scale, enclosed setting, and association with existing built form reduce overall susceptibility to change.

Similarly, the site makes a minor contribution to special qualities of Cotswold National Landscape, though this is limited by its transitional urban-fringe context.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Farmed Slopes LCT

Landscape Character Area:	LCA 15B Vale of Moreton Farmed Slopes
Historic Landscape Character:	Enclosed, gently sloping fields forming part of the eastern townscape and historic approach to Stow-on-the-Wold.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Adjoins the Stow-on-the-Wold Conservation Area and lies within the wider setting of Enoch's Tower (Grade II Listed). Biodiversity: Mature trees and boundary vegetation provide local habitat and green infrastructure value. Other (floodplain, PRoWS): Not within Flood Zones 2 or 3. PRoW Footpath 10 runs south of the site along the vegetated boundary.	

Site Reference: S60	**Settlement: Stow-on-the Wold (White 2014)**
DESCRIPTION: This site lies on the elevated land on which Stow lies at the head of a tributary valley falling from west to east. It consists of the upper part of a large fallow field which is scrubbing up in places. It is also used for the annual Stow Horse Fair. The northern boundary is formed by the busy A436 which has a gappy outgrown hedge and estate housing beyond. The western boundary is formed by a hedgerow with dense mature trees, a public footpath and a rough field beyond running up to the settlement proper. To the south, the site is bounded by a hedge and a quiet lane that links Stow to the tranquil village of Maugersbury. To the south of this there is parkland of pasture and trees within the Stow-on-the-Wold Conservation Area. The eastern boundary runs across the field with no defining features. To the north it corresponds with the edge of the housing estate on the opposite side of the A436 and to the south it ends opposite a dwelling in Maugersbury. There are wide views to the east towards lower land and intervisibility with it. There are also views from the A436 close to the site, as well as from the lane to the south. The site is more tranquil closer to Maugersbury, away from the traffic on the A436. The site lies in the Cotswolds National Landscape.	
LANDSCAPE SENSITIVITY:	
Evaluation:	**HIGH SENSITIVITY**
Justification: This site is susceptible to development by reason of its location as an important open rural space and pasture between Stow and Maugersbury on the eastern approaches to the town and its openness to view to the east, without any boundary here or screening. Any development would erode the gap between the two distinctive settlements, and full development would join the settlements. This is highly inappropriate. The site's value is demonstrated by its location within the National Landscape and its significant contribution to the setting of the Conservation Area and approach to the settlement. Development here would extend the settlement out into open countryside and would be highly visible.	
LANDSCAPE CONTEXT	
National Character Area:	NCA 107: Cotswolds
Landscape Character Type:	15. Farmed Slopes
Landscape Character Area:	Vale of Bourton Farmed Slopes
Historic Landscape Character:	Less irregular enclosure partly reflecting former unenclosed cultivation patterns
CONSTRAINTS/DESIGNATIONS	
Landscape:	Cotswolds National Landscape
Historic:	Stow-on-the-Wold Conservation Area lies on the southern boundary. The former Grade II listed Board school lies across the A436 to the north.
Biodiversity:	none
Other (floodplain, PROWs):	none

Site Reference: S61A / S61B	**Settlement:** Stow-on-the-Wold

Description:

The combined site comprises a large area of regular arable fields located on the north-eastern edge of Stow-on-the-Wold. The field parcels are divided by mature hedgerows with scattered hedgerow trees, forming a well-defined agricultural pattern. The land falls gently south and south-east, offering extensive views across the rolling Cotswold landscape.

The southern and northern boundaries are well vegetated, with only filtered visibility at existing farm access points. To the south, the Monarch's Way long-distance PRoW runs beyond the boundary, connecting Stow-on-the-Wold with the wider countryside to the east. The western boundary is formed by a substantial mixed mature woodland belt, which provides strong containment and screens the supermarket and residential home located to the west.

To the south of the site, St Edward's (Stow) Well (Grade II Listed) is positioned close to the boundary and contributes to the area's historic interest. The landscape character of the site reflects the gently undulating slopes typical of the Farmed Slopes LCT, more locally the Vale of Moreton Farmed Slopes LCA (15B). The area represents the transition between the elevated settlement and the open countryside beyond, which contribute to special qualities of the Cotswold National Landscape.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

S61A and S61B are assessed as Medium-High sensitivity, reflecting their scale, sloping topography, and position beyond the established settlement boundary. The site forms part of the rural north-eastern slopes of Stow-on-the-Wold, contributing to the open countryside setting that surrounds the town, which supports the Cotswold National Landscape special qualities.

Although the site is well contained to the west by mature woodland, its southern and eastern edges remain exposed to the wider rural landscape, and development would extend built form into open countryside, creating a more dispersed settlement pattern. The historic association with St Edward's (Stow) Well (Grade II Listed) and the traditional field structure further elevate its sensitivity.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Farmed Slopes LCT
Landscape Character Area:	LCA 15B Vale of Moreton Farmed Slopes
Historic Landscape Character:	Large, regular arable fields with mature hedgerows forming part of the open rural setting to the north-east of Stow-on-the-Wold.

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: Within the setting of St Edward's (Stow) Well (Grade II Listed) on the southern boundary.
Biodiversity: Mature hedgerows, trees, and woodland provide strong habitat connectivity and landscape structure.
Other (floodplain, PRoWS): Not within Flood Zones 2 or 3. Monarch's Way PRoW runs beyond the southern boundary offering filtered views

Site Reference: S65A / S65B	**Settlement:** Stow-on-the-Wold
Description: The combined sites are located to the north-west of Stow-on-the-Wold, lying between Tewkesbury Road to the south and the A424 to the north-east. Tewkesbury Road also forms part of the Gloucestershire Long Distance PRoW, which provides views across the surrounding landscape. To the south-east, the site adjoins existing residential development at Newlands Court, with the access road serving this development also forming part of the site. The south-west and north-east boundaries are enclosed by stone walls, mature trees (many subjects to Tree Preservation Orders), and shrub planting, while part of the northern boundary remains open, allowing views over the surrounding countryside. The land slopes gently westwards, offering long-distance views across the Cotswold landscape. The site lies beyond the settlement boundary and forms part of the western hillside that contributes to the town's elevated edge setting. The land is in agricultural use and falls within the High Wold LCT, more locally the Cotswolds High Wold Plateau LCA (7C), characterised by open, elevated farmland, dry stone walls, and wide panoramic views that illustrate the special qualities of the Cotswold National Landscape. The site lies beyond the Conservation Area, and there are no listed buildings nearby.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: S65A and S65B are assessed as Medium-High sensitivity, reflecting their elevated position, open westerly views, and role in defining the north-western edge of Stow-on-the-Wold. The sites form part of a visually prominent approach, contributing to special qualities of scenic beauty, settlement containment, and the historic character of the High Wold plateau. While well defined by mature boundaries to the south-west and north-east, the open northern edge allows expansive views over the countryside, making the site visually sensitive. Development would extend the settlement onto open slopes beyond the established boundary, reducing the clear separation between town and countryside. The mature trees (including several with TPOs) and dry-stone walls contribute to landscape structure and local distinctiveness, though these features also constrain capacity for change.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds

Landscape Character Type:	High Wold LCT
Landscape Character Area:	LCA 7C Cotswolds High Wold Plateau
Historic Landscape Character:	Arable fields with mature hedgerows forming part of the open rural setting to the north-east of Stow-on-the-Wold.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Beyond the Stow-on-the-Wold Conservation Area; no listed buildings nearby. Biodiversity: Mature trees and boundary vegetation provide valuable habitat and contribute to the landscape structure. Other (floodplain, PRoWS): Not within Flood Zones 2 or 3. Tewkesbury Road forms part of the Gloucestershire Long Distance PRoW.	

Site Reference: S66	**Settlement:** Stow-on-the-Wold

Description:

The site lies to the north of Stow-on-the-Wold, comprising a large area of regular pastoral fields enclosed by hedgerows, dry stone walls, and scattered trees. The landform falls from east to west, with Pipers Hill situated towards the centre of the site. The fields are regular and expansive, giving the area a distinctly open and rural character.

To the north, the landscape becomes more dispersed, containing isolated dwellings and farmsteads, while to the south, intervening vegetation and landform provide a clear visual and physical separation from the settlement edge. The site therefore lies beyond and distinct from the built form of Stow-on-the-Wold, forming part of the wider open slopes and plateau landscape that contribute to the town's rural setting.

The land's westerly fall allows long-distance panoramic views across the Cotswold countryside. There are no PRoWs within or adjoining the site, although it is visible from surrounding minor roads and local vantage points. The site is not within Flood Zones 2 or 3.

The site lies within the High Wold Landscape Character Type (LCT), more locally the Cotswolds High Wold Plateau (LCA 7C), characterised by open, elevated farmland, dry stone walls, and wide horizons that define the classic Cotswold hilltop landscape.

Evaluation:	**MEDIUM-HIGH / HIGH SENSITIVITY**

Justification:

S66 is assessed as Medium-High sensitivity to the south and High Sensitivity to the north. This is due to its elevated and open character, traditional field pattern, and clear physical and visual separation from the existing settlement. The site occupies part of the High Wold Plateau and contributes strongly to the rural, expansive setting that defines Stow-on-the-Wold's northern approach.

The pastoral fields, stone walls, and hedgerow network create a coherent and intact landscape pattern. Although the Pipers Hill property lies within the site, the surrounding land remains predominantly undeveloped and agricultural, maintaining the open rural character. Development here would extend built form into exposed countryside and weaken the town's contained hilltop form.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	High Wold LCT
Landscape Character Area:	LCA 7C Cotswolds High Wold Plateau

Historic Landscape Character:	Large pastoral fields with stone walls and hedgerows forming part of the open elevated agricultural landscape north of Stow-on-the-Wold.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Beyond the Stow-on-the-Wold Conservation Area. No listed buildings nearby. Biodiversity: Mature trees and boundary vegetation provide valuable habitat and contribute to the landscape structure. Other (floodplain, PRoWS): Not within Flood Zones 2 or 3. No PRoWs within or adjoining the site.	

Site Reference: S67/S54B	**Settlement:** Stow-on-the-Wold

Description:

The site lies between Stow-on-the-Wold and Maugersbury, to the east of the Fosseway (A429), forming part of the open countryside that separates the two settlements. It is made up of large-scale arable fields defined by dry stone walls, hedgerows, and scattered trees, with woodland blocks located on and near the southern boundary, several of which are protected by Tree Preservation Orders (TPOs).

The landform falls north to south, following the valley slope between Stow and Maugersbury. The area's open, gently sloping fields allow clear intervisibility between the two settlements, giving this landscape an important role in maintaining their separation. The Stow-on-the-Wold with Maugersbury Conservation Area lies immediately to the east, encompassing Maugersbury village and its historic setting.

To the north, the site is overlooked by residential areas on the edge of Stow, with open views across the valley. The Macmillan Way long-distance PRoW runs to the south of the site, providing public views.

The site falls within the Farmed Slopes Landscape Character Type (LCT), more locally the Vale of Moreton Farmed Slopes Landscape Character Area (LCA 15B), typified by gently rolling farmland enclosed by hedgerows, stone walls, and small woodland copses.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:
S67 / S54B is assessed as Medium-High sensitivity, reflecting its location between Stow-on-the-Wold and Maugersbury and the importance of this open landscape in maintaining settlement separation. The site occupies the valley slope between the two settlements, with large-scale arable fields, dry stone walls, and woodland blocks that together form part of the traditional Vale of Moreton Farmed Slopes landscape.

While vegetation along the southern boundary and woodland blocks provide some localised containment, the open landform and long views from the north ensure the site remains visually sensitive. The adjacent Conservation Area to the east also elevates heritage sensitivity.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Farmed Slopes LCT
Landscape Character Area:	LCA 15B Vale of Moreton Farmed Slopes
Historic Landscape Character:	Large arable fields forming part of the valley slopes that separate Stow-on-the-Wold and Maugersbury, contributing to their distinct historic setting.

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: Adjacent to the Stow-on-the-Wold with Maugersbury Conservation Area.
Biodiversity: Woodland and tree cover on the southern boundary (TPOs) provide ecological and landscape structure.
Other (floodplain, PRoWS): Not within Flood Zones 2 or 3. The Macmillan Way PRoW runs to the south.

Site Reference: S68	**Settlement:** Stow-on-the-Wold

Description:

Site S68 is located on the western edge of Stow-on-the-Wold to the south of the B4068 and to the east of Roman Road. The site comprises agricultural land beyond the existing settlement with existing dwellings and a fuel station on Roman Road beyond the eastern boundary.

The site lies within a gently undulating landscape characterised by medium to large-scale agricultural fields bounded by hedgerows, with occasional hedgerow trees and small woodland blocks. The landform allows a degree of intervisibility with the surrounding landscape, although existing vegetation provides some local enclosure. The site reflects the simple agricultural character that defines this part of the landscape and contributes to the distinction between the settlement edge and the wider countryside.

The site adjoins the Stow-on-the-Wold with Maugersbury Conservation Area along its eastern boundary and therefore contributes to the rural setting of the historic settlement. There are no PRoWs within the immediate vicinity of the site.

The site lies within the Cotswolds National Landscape, within National Character Area 107 – Cotswolds. It is located within the Vale of Moreton Farmed Slopes Landscape Character Area, where the landscape is characterised by gently undulating agricultural land, strong hedgerow structure and a clear relationship between settlements and the surrounding countryside.

Historically, the site lies within Historic Landscape Character Type A4 – Former unenclosed cultivation now enclosed, characterised by less regular organised enclosure partly reflecting former unenclosed cultivation patterns.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

The site forms part of the agricultural landscape on the edge of Stow-on-the-Wold and contributes to the rural setting of the settlement within the Cotswolds National Landscape. Although influenced by adjoining development, it retains a predominantly agricultural character and provides a transition between the urban edge and the wider countryside.

The site reflects the key characteristics of the Vale of Moreton Farmed Slopes, including its coherent agricultural field pattern, hedgerow boundaries and relatively simple rural character. Whilst development would introduce built form into currently open countryside and extend the settlement edge, the site is not isolated from the existing urban form and has a clear relationship with the adjoining settlement.

The site also contributes to the setting of the Stow-on-the-Wold with Maugersbury Conservation Area through its open agricultural character. However, it lies beyond the historic core of the settlement and there are no nearby PRoWs that substantially increase recreational or visual sensitivity.

The site contributes to several of the recognised special qualities of the Cotswolds National Landscape, including its open agricultural character, scenic quality and the clear distinction between settlements and the surrounding countryside. Nevertheless, the site's relationship with the existing built form and relatively contained influence on the wider landscape reduce its overall susceptibility to change.

Overall, whilst development would extend the settlement edge and alter the existing rural transition, the site's close association with the existing settlement and relatively contained landscape context result in an overall judgement of Medium landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Farmed Slopes LCT
Landscape Character Area:	LCA 15B Vale of Moreton Farmed Slopes
Historic Landscape Character:	A4 – Former unenclosed cultivation now enclosed

Constraints/Designations:
Landscape: Located within the Cotswolds National Landscape
Historic: Adjacent to the Stow-on-the-Wold with Maugersbury Conservation Area.
Biodiversity: Agricultural field bounded by hedgerows with occasional hedgerow trees
Other (floodplain, PRoWS): Not within Flood Zones 2 or 3. No PRoWs within the immediate vicinity.

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 33 – Tetbury

COTSWOLD
District Council

Settlement character

1.1 Tetbury is the second largest town in the District with a population of around 5,000. It is located on the A433 Cirencester to Bath Road which also accesses the M4, 22.5km to the south.

1.2 The town grew in the medieval period based on the wool trade and boasts a magnificent Market House in the centre of town and St Mary's Church, whose spire is a prominent local landmark. The wool trade reached a peak in the 16/17th Centuries but was gone by the late 19th century. There are many spaces of differing character, such as the Market Place, The Chipping, The Green and the recently constructed Cattle Market green. These often have views out over the surrounding landscape and are linked by picturesque streets lined with lengthy frontages of Cotswold stone buildings built over time. The result is a superb built heritage which is designated an extensive Conservation Area with many listed buildings.

1.3 A railway spur was built in the late 19th century linking the town with the Swindon-Gloucester line at Kemble, but this was closed in the 1960s. The remains of the station area now form a car park in the valley bottom east of the town.

1.4 The town is fairly well defined to the south, east and west by steep sided valleys and watercourses. In places where the older part of the town has over time crept down the valley side, as at Cotton Lane, this has resulted in a distinctive and attractive edge to the town. However, areas where blocks of recent housing estates run down to the watercourse edge as at Linwood Road and Quail Meadows the settlement appears monolithic with limited variety, structure and mitigation.

1.5 An area of post-war housing around Berrells Road has encroached on the ridge behind ribbon development south west of the A433 to the south west of the town. This housing provides a false introduction, as it is separated from the main town across the small valley crossed by Bath Bridge to the north.

1.6 The bulk of the expansion of the town has generally occurred to the north onto flatter land. Because of this skewed growth the old centre of the town is relatively close to the southern edge and around 1km from the northernmost housing areas. Industrial development has grown predominantly in the north east quadrant of the town close to the A433 London Road, providing a poor introduction to the town from this approach.

Landscape character

1.7 Tetbury lies in the Cotswolds National Character Area 107. It is defined as being in the DipSlope Lowland landscape type and the South and Mid Cotswolds Lowland LCA.

1.8 The topography appears typical of the character of the area with narrow deeply incised valleys between the broad flat intervening ridges of the Cotswolds dip slope. The valleys have an enclosed, intimate character with woodland on steep slopes and narrow watercourses. This contrasts with the dip landscape of open mixed arable and pastoral farming, well-trimmed hedges, some stone walls, blocks and strips of woodland and sunken lanes.

1.9 Locally, the land rises from the River Avon in the south (around 100m AOD) towards the north, reaching 135m AOD on the edge of the town. The watercourse to the east of the town forms the headwaters of the River Avon [see Figure T1]. The valley slopes are very steep in places, particularly to south and east. South of St Mary's Church, they have been utilised to form part of an Iron Age hillfort [a Scheduled Monument – see Figure T2]. The valleys overall form an important natural green edge and boundary to the town and act as a dramatic setting to the church and surrounding buildings. This is appropriately recognised by their inclusion within the Conservation Area. The valley between Charlton Road and Cutwell also forms a delightful approach to the town with views of the church spire.

1.10 The farm land abutting the built up area is generally well managed and in good condition. However, around Highfield Farm to the north of the town there is fenced land, walls are in disrepair and cypress trees are used as screen planting. The area north of the Industrial Estate is fallow with outgrown hedges. Together these elements form a degraded approach to the town. This area is surrounded by a mix of arable and improved pasture with a mix of discontinuous hedges, walls, some mature hedgerow trees and some coniferous screening belts. There is some evidence of elms, some affected by Dutch elm disease.

Relationship of the settlement with the surrounding landscape

1.11 The settlement has the following key relationships with the surrounding landscape:

Positive:

- The water courses and their narrow valleys form an important setting and boundary to development. They maintain a relationship between the

older parts of the town, including the Conservation Area, with the surrounding landscape. This relationship is exemplary of the essential character of the Cotswolds.

- The spire of St Mary's Church is a distinctive landmark which can be seen from the south, east and west road approaches. These views are important to the perception of the town.

Negative:

- The northern edge of the town is characterised by housing estates and industrial buildings. The housing has clearly developed over time on a block by block basis. Houses on the edge tend to back onto the open fields and are clearly visible over fences and intermittent shrub vegetation and small trees. The houses tend to be standard house types, and the overall image is of a homogenous, monotonous suburban edge which does not complement the landscape.
- The industrial estate edges are unsightly and partly unscreened. These provide a poor edge to the town both to the London Road and Hampton Street approaches.
- The Berrells Road area of housing extends Tetbury southwards. Post war and recent housing provide a poor introduction to the town from the south.

Landscape sensitivity considerations

1.12 The landscape is typical of the National Landscape character area and is of high quality surrounding Tetbury although some pockets by the A433 to the north are poorly managed.

1.13 The key sensitivity is the relationship between the settlement core, the Conservation Area and the surrounding landscape.

1.14 Long views are generally limited by vegetation such as woodland belts on the dip slope although the prevalence of roads and public rights of way mean most new development would be visible from some vantage points at a similar level. Development would have the most impact where it is located on slopes such as upper valley sides.

Constraints to be taken into account

1.15 The constraints are shown on Figure T3 and are summarised below:

- National Landscape covering all of town and surrounding landscape
- Conservation Area

- Iron Age Hill Fort SAM
- Monarch's Way
- Grade 2 agricultural land to the north of the town
- The floodplain of the watercourses

Areas where development is not suitable

1.16 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- North west quadrant valley side south west of B4014 towards The Folly because of visibility to south west.
- Valley sides to west of watercourse towards Charlton Court Farm due to contribution to setting of town.
- Valley from Charlton Court Farm through to Cutwell, on the south western edge of the town due to contribution to setting of town.
- Dip slope south of above valley due to contribution to setting of town.
- Fields west of Recreation Ground because development would block views from the recreation ground [which is a major community asset] out to the countryside.
- Valley east of town from the Quarry, Herd Lane towards Little Larkhill Farm due to contribution to setting of town.

Suggested environmental improvements

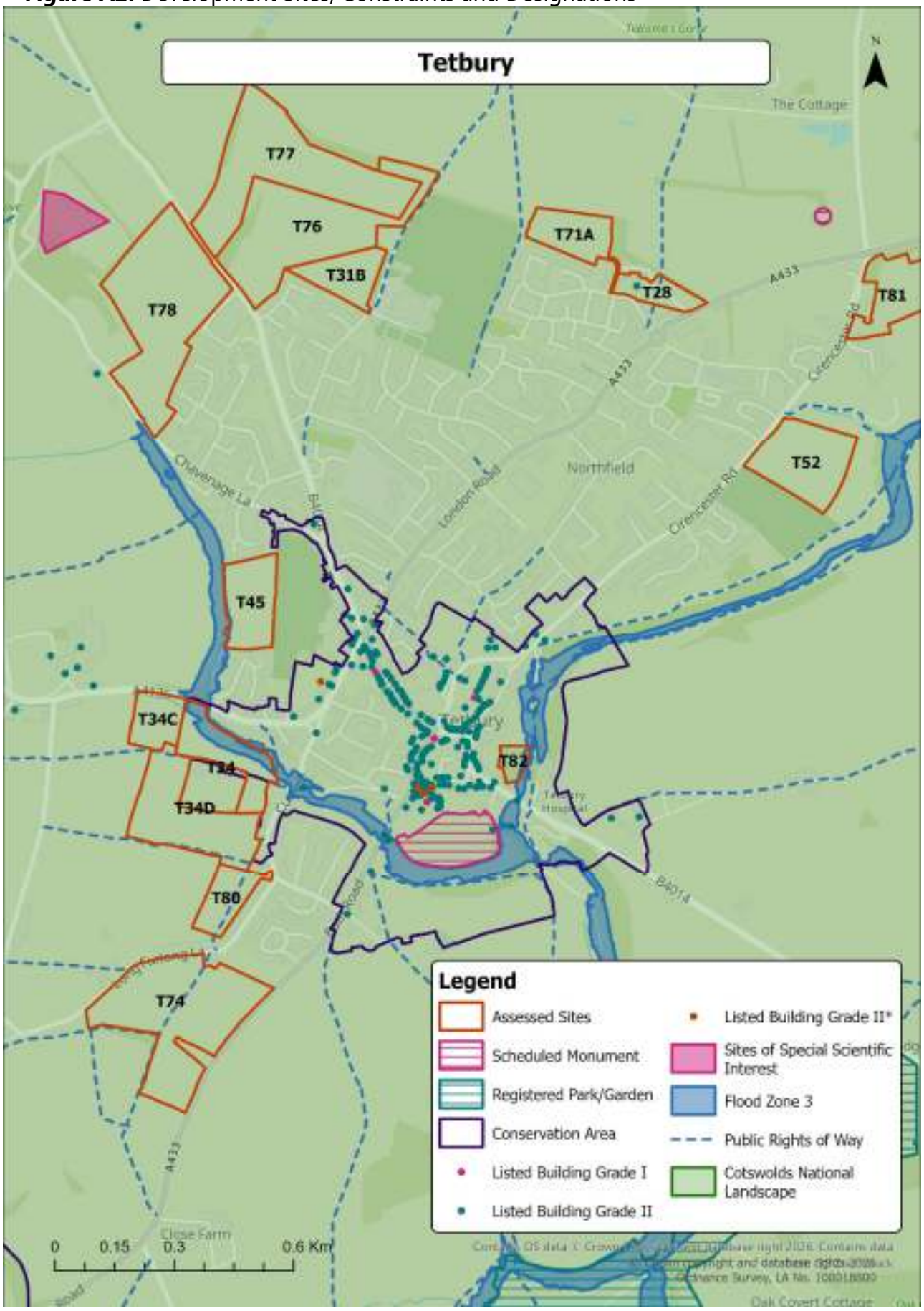
1.17 The following environmental improvements are suggested:

- A433 London Road: tree establishment in hedgerows needs to be encouraged and repairs to walls to improve entrance to town
- Industrial estates: substantial tree belt screening to reduce views from outside town

Figure A1: Context and Landscape Character Types and Areas



Figure A2: Development Sites, Constraints and Designations



Stage 1 Assessments

1.1 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	T28	T31B	T34 / T34C / T34D	T45	T52*	T71A	T74	T76	T77	T78	T80	T81	T82
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)													
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground													
	Falls within clear views from public vantage points (roads, PROWs, hills)													
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form													
	Introduce a significant area of built form into a rural or visually sensitive landscape.													
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development													
	Risks coalescence or erosion of settlement separation													
	Sites to be discounted													

Stage 2 Assessments

Site Reference: T28	**Settlement:** Tetbury
Description: The site forms part of the northern boundary of Tetbury, located to the north-west of the A433 and visible from adjacent residential development off Havenhill Road. It comprises grassland with mature trees both within the site and along its boundaries, contributing to the green edge of the town. The eastern boundary adjoining the A433 is open, maintaining a sense of rural character along this key approach, while the northern boundary is enclosed by a large mature hedgerow. Within the site lies Highfield Farmstead, including Highfield Farmhouse (Grade II Listed), which lends some historic and townscape sensitivity. The site is also traversed by PRoW Footpath 8, running north–south, where built form and development are already visible in views towards Tetbury. The site lies within the Dip-Slope Lowland Landscape Character Type (LCT), more locally the South and Mid Cotswolds Lowlands Landscape Character Area (LCA 11A). It is also within the Cotswolds National Landscape, forming part of the transitional area between Tetbury's developed edge and the wider lowland farmland to the north.	
Evaluation:	**MEDIUM SENSITIVITY**
Justification: T28 is assessed as Medium sensitivity, reflecting its close association with existing development, limited topographic prominence, and partial urban influence. The site's grassland character and mature trees contribute to Tetbury's northern green edge, but its containment by development to the south and east reduces overall susceptibility. Although Highfield Farmhouse (Grade II Listed) introduces a degree of heritage sensitivity, this is localised and read within a context already influenced by modern built form. The open boundary to the A433 provides a rural approach character that warrants careful treatment, but existing visibility of development and filtered views from PRoW Footpath 8 reduce wider visual sensitivity. Within the Cotswolds National Landscape, the site plays a contributory role in maintaining the green transition between Tetbury's built form and the surrounding lowland farmland.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland LCT
Landscape Character Area:	LCA 11A South and Mid Cotswolds Lowlands

Historic Landscape Character:	Grassland and farmstead forming part of the rural fringe and historic agricultural setting of Tetbury.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Includes Highfield Farmhouse (Grade II Listed) and associated farmstead. Biodiversity: Mature hedgerows and trees provide biodiversity value and connectivity. Other (floodplain, PRoWS): Not within Flood Zones 2 or 3. PRoW Footpath 8 runs north–south through the site, providing local recreational access.	

Site Reference: T31B	**Settlement: Tetbury (White 2014)**
Description: This site lies on the north western edge of Tetbury and consists of part of a large flat to very gently rolling pasture field set just above the valley slopes to the south west. It lies adjacent to Sir William Romney's School to the east, from which it is separated by a tarmac lane which functions as a PROW and a dense, tall tree belt, permitting very limited views in. Along its southern boundary houses on Longtree and Upton have views in from rear elevations over garden vegetation. Part of the site's northern boundary is a raised, turf-covered reservoir, which serves as a screen from glimpsed views further along the PROW to the north, while the north eastern boundary is notional and open, bound further north by a dense tree belt within a walled enclosure, so there are no long views into or out of the site. Views from Hampton Street to the west and Upton Grove to the north west are blocked by woodland belts one and two fields to the west. The site is fairly tranquil, although the adjacent housing and some noise from the adjoining school, baffled by vegetation reduces this. The site lies in the Cotswolds National Landscape.	
Evaluation:	**MEDIUM SENSITIVITY**
Justification: The site is susceptible to development by reason of its location on the settlement edge, its current land use, its consistency with, and relationship to, the wider farmed landscape, and the PROW along its eastern boundary. The site's value is reflected in its National Landscape designation, and it contributes to the qualities and character of the area. However, it appears discreet with its angled northern boundary ensuring it is not visible from Hampton Road and Upton Grove, and it has limited visibility from the PROW on its eastern boundary. If development is permitted, however, a strong north western boundary should be defined and the vegetation along its eastern boundary should be conserved.	
Landscape Context	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland LCT
Landscape Character Area:	LCA 11A South and Mid Cotswolds Lowlands
Historic Landscape Character:	Existing settlement - present extent
Constraints/Designations Landscape: Cotswolds National Landscape Historic: none Biodiversity: little - potential interest of eastern boundary Other (floodplain, PROWs): PROW adjacent to eastern boundary.	

Site Reference: T_31C	**Settlement: Tetbury (White 2014)**
Description This site consists of open gently rolling pastoral farmland on the northern edge of Tetbury sloping significantly up from Hampton Road before flattening to the north east. To the south is Site T-31B (there is no physical boundary between them). It also abuts a raised, turf-covered reservoir. There is a PROW along the track on its eastern boundary, separating it from the sports fields of Sir William Romney's School, which here has a strong treed boundary. To the north, it has a treed boundary, which permits views of the site from the north-eastern corner, and a strong walled tree belt further to the west along this boundary. There is intervisibility with part of site T_31A. A thick tree belt runs along part of its western boundary on sloping ground, but the rest of the boundary is low hedge. To the south is a low stone wall so the site is highly visible from Hampton Road. With hedged farmland opposite across Hampton Road, it forms part of the wider farmed landscape beyond the defined settlement edge. There are views towards the site from land at a higher or similar elevation to the south west. Closer to the site, there are direct views from houses on Longtree Close and Upton Gardens, and from Upton Grove to the north west. It is fairly tranquil, although traffic and views of housing reduce this. The site lies in the Cotswolds National Landscape	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: This site is susceptible to development by reason of its location beyond the settlement edge, in open farmed landscape, and its full visibility from a busy rural approach road as well as from the south west where development may be on the skyline and from the north west. Its value is demonstrated by its location within the AONB and reflecting the character of the area and its significant contribution to the setting of and approach to the settlement. Though it is well screened to the north and east and to an extent to the west, it would be highly visible from the south west and development would clearly extend the settlement out into open countryside.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland LCT
Landscape Character Area:	LCA 11A South and Mid Cotswolds Lowlands
Historic Landscape Character:	Less irregular enclosure partly reflecting former unenclosed cultivation pattern
Constraints / Designations Landscape: Cotswolds National Landscape Historic: none Biodiversity: none Other (floodplain, PROWs): none	

Site Reference: T45	**Settlement:** Tetbury

Description:

The site lies on the western edge of Tetbury, bound to the east by the recreation ground, with residential development to both the north and south. The land slopes westwards towards a small watercourse, with associated riparian vegetation and tree planting forming the western boundary. This western edge also lies within Flood Zone 3, reflecting the functional floodplain of the adjoining valley bottom.

The recreation ground to the east provides an open foreground to the site, while the western slope remains visually connected with the wider open countryside. Although the site is physically enclosed by development on two sides, it maintains an important visual relationship with the surrounding rural landscape. There are no PRoWs within or adjoining the site, and there are no nearby listed buildings or Conservation Area designations.

The site lies within the Dip-Slope Lowland Landscape Character Type (LCT) and the South and Mid Cotswolds Lowlands Landscape Character Area (LCA 11A). It also lies within the Cotswolds National Landscape, where the combination of rolling topography, open views, and strong landscape structure are key special qualities.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:
T45 is assessed as Medium-High sensitivity, reflecting its sloping topography, open visual relationship with the western countryside, and role in defining the town's green edge. The site forms part of the rural setting of Tetbury, where open land, riparian vegetation, and the floodplain create a natural transition between built form and the wider lowland landscape.

The recreation ground to the east provides an important visual interface between the settlement and the open countryside, with clear westward views that define Tetbury's sense of openness and containment within the Cotswolds National Landscape. Although the site is physically enclosed by development on two sides, its exposed slope, ecological value, and visual prominence contribute to its overall sensitivity.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland LCT
Landscape Character Area:	LCA 11A South and Mid Cotswolds Lowlands
Historic Landscape Character:	Open sloping grassland and riparian corridor forming part of Tetbury's rural western setting.

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: No Conservation Area or listed buildings located within the sites setting.
Biodiversity: Riparian vegetation and mature trees along the western boundary provide ecological value.
Other (floodplain, PRoWS): Western edge lies within Flood Zone 3. Recreation ground to the east provides filtered public views across the site.

Site Reference: T52	**Settlement:** Tetbury
Description: The site lies on the eastern edge of Tetbury, beyond Cirencester Road, and is characterised by open pastoral fields dissected by fragmented north–south hedgerows. The landform gently falls to the northeast, with a watercourse located beyond the eastern boundary, accompanied by mature riparian trees and vegetation. The southern boundary is lined by mature trees adjacent to the football ground, while further tree cover lies beyond the northern boundary, where new residential development is currently under construction. Filtered views are available across the site from Cirencester Road, partly screened by a roadside tree belt. To the north, PRoW Footpath 46 follows an access track beyond the boundary, providing views towards the site. The site lies within the Dip-Slope Lowland Landscape Character Type (LCT) and the South and Mid Cotswolds Lowlands Landscape Character Area (LCA 11A). It is also within the Cotswolds National Landscape (AONB), which is characterised by gently rolling farmland, tree belts, and open approaches to historic market towns such as Tetbury.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: T52 is assessed as Medium-High sensitivity, reflecting its pastoral landscape character, sloping topography, and role as part of the undeveloped eastern approach to Tetbury. The site lies within the Cotswolds National Landscape, where open farmland, hedgerows, and mature trees define the transition between the town and its rural setting. Although new residential development is present to the north, the site remains visually and perceptually separate, maintaining a strong rural identity and contributing to the sense of openness on approach from Cirencester Road. The mature trees and hedgerows, together with the watercourse and vegetation beyond the eastern boundary, provide structure, ecological connectivity, and visual enclosure at the settlement edge.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland LCT
Landscape Character Area:	LCA 11A South and Mid Cotswolds Lowlands
Historic Landscape Character:	Pastoral fields and hedgerow enclosures forming part of Tetbury's open eastern approach and rural setting.

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: No Conservation Area or listed buildings located within the sites setting.
Biodiversity: Mature trees, hedgerows, and the watercourse beyond the eastern boundary provide ecological value and habitat connectivity.
Other (floodplain, PRoWS): Not within Flood Zones 2 or 3. PRoW Footpath 46 runs beyond the northern boundary.

Site Reference: T71A	**Settlement: Tetbury**
Description: The 2.09 ha site is located on flat ground to the north of Tetbury. It is currently a field divided by post and rail fencing and is used as horse paddocks. The site is surrounded by a tall hedgerow to the north, east and west with open countryside beyond. Sir William Romney School Grounds are located to the south-west. The 250 dwelling Highfields Farm development is under construction immediately to the south. Highfields Cottage, a Grade II listed building, is located to the south-east. There are five dwellings located around Highfield Cottage (1-5 Highfield Mews) and some small-scale commercial uses (Krayem Design / Cherish Salon). A residential development comprising five further dwellings has also been permitted on land to the south-east (ref: 20/00864/FUL). The site is currently accessed from London Road via a narrow private track. The proposed access would be via the Miller Homes site to the south. Beyond the boundary vegetation to the north, east and west is a continuation of the field network present within the parcel. To the south is the main body of the Tetbury settlement. This residential context has an effect on the rural context of the parcel. To the west is Tetbury Upton Footpath 7 and to the east is Tetbury Upton Footpath 8, both follow a roughly north/south axis. Views into and out of the parcel are filtered by this vegetation. Views from the south are also screened by built form.	
Evaluation:	**MEDIUM SENSITIVITY**
Justification: The parcel is susceptible to development by reason of its location on the settlement edge, its current land use, its consistency with, and relationship to, the wider farmed landscape, and the PRoW to the east and west. The parcels value is reflected in its AONB designation, and it contributes to the qualities and character of the area. However, it is influenced by the neighbouring residential scheme and the weak landscape transition between the parcel and the neighbouring site. The layers of vegetation to the north, east and west filter views and provide strong landscape features. These would provide a strong settlement edge and would need to be retained and supplemented within any scheme.	
Landscape Context:	
National Character Area:	National Character Area 107: Cotswolds
Landscape Character Type:	Landscape Character Type: 11 Dip-Slope Lowland
Landscape Character Area:	Landscape Character Area: 11a: South and Mid Cotswolds Lowlands
Historic Landscape Character:	-
Constraints/Designations: **Landscape**: within the Cotswolds National Landscape **Historic**: No historic features within the parcel. Highfield Cottage is listed and is approximately 95m to the south east. **Biodiversity**: The site is not located within an area covered by a formal nature conservation designation. However, it is located within a Great Crested Newt red zone. Furthermore, a large established pond is located adjacent to the western boundary.	

Additional ponds are included adjacent to the southern boundary within the Highfields Farm development and the will be created within the five dwelling development to the south-east. This issue would need further exploration.
The site predominantly comprises a grazed field. There are tall and dense hedgerows around the site boundaries, which have dry stone walls at their base and also contain some deciduous trees. Some sections of the dry stone walls have fallen into disrepair. The hedgerows and dry stone walls may provide habitat for protected species, such as birds, foraging and roosting bats, reptiles and amphibians. The hedgerows also have strong connections with the surrounding green infrastructure network.
Other (floodplain, PRoW): No PRoW present within the parcel. Tetbury Upton Footpath 7 is near the western boundary.

Site Reference: T76	**Settlement: Tetbury**
Description: The 9.91 ha site lies on the north-western edge of Tetbury on land with rolling topography. The topography falls more steeply towards Hampton Street (B4014) in the western part of the site. The site occupies parts of three larger pastoral fields. There is currently no defined northern boundary - the fields that the site sits within extend further to the north and there is a tree line along the northern boundary of those fields. The site is adjacent to Sir William Romney's School and Tetbury Leisure Centre to the east, from which it is separated by a dense and tall tree belt and a restricted byway known as 'Blind Lane'. Houses on Longtree Close and Upton Gardens are located to the south – their rear elevations and garden areas look over the site. Adjacent to the north-east of the site is a raised, turf-covered, reservoir. Hampton Street forms the western boundary, with a continuation of the agricultural landscape beyond. Hampton Street Industrial Estate is located to the south-west.	
Evaluation:	**HIGH SENSITIVITY**

Justification:

The proposed development area for this parcel is located to the north of Upton Gardens and Longtree Close. The proposed area extends beyond the existing neighbouring settlement pattern set to the east by the school and leisure centre and to the north-west beyond the dwellings on Longtree Close. The proposed dwellings will be set back from the existing dwellings to limit overlooking. This approach also works with the levels of the site and allows SuDs provision in this area.

A key consideration of development in this location is the landscape character and visual impact on the rural approach to Tetbury along Hampton Street/B4014. Development is proposed to be setback from this road to limit the change experienced from this approach. What would be seen from the road with this design approach would be the access road to the parcel. Due to topography changes, this access would need to be cut into the landform to limit the elevation of the road. This would be a noticeable change to the baseline landscape. The setback of development would limit activity and light spill from the proposed dwellings on to the road. It is important to note that settlement activity would not be an entirely incongruent addition to the area around the proposed access given the industrial estate entrance and development on the opposite side of the road and the existing dwellings present on the edge of the settlement. All these existing features introduce noise, light and activity to this area. An access road in this location should be rural in character. Signage and lighting should be minimal to respect the existing landscape. The dry stone wall alongside the road should be rebuilt and considered within the required visibility splays.

There is currently no public access within the parcel. An opportunity exists to provide a public footpath across the site that would link Tetbury Upton Footpath 1 to the north-west with Tetbury Upton Restricted Byway 5 located alongside the eastern boundary of the parcel. This increased connectivity alongside additional public open space would benefit the social Green Infrastructure networks present within the parcel and local area. Treed boundaries exist to the eastern and western edges. These features filter views and provide valuable Green Infrastructure resources in the area. The opportunity exists to

expand and link this provision to enhance biodiversity and wildlife connectivity between features.

The parcel is susceptible to development due to its location on the settlement edge, its current land use, its consistency with, and relationship to, the wider farmed landscape, and the PRoW along its eastern boundary. The parcel's value is reflected in its National Landscape designation, and it contributes to the qualities and character of the area. Neighbouring development is present on several of the boundaries, which has an effect on the character of the parcel. The visual envelope of the parcel is also relatively well contained and generally confined to the immediate area. Given the above character and context, the parcel is considered to have a **Medium-High** landscape sensitivity. Opportunities exist to enhance local Green Infrastructure systems, and their implementation would be required within any proposed scheme.

Landscape Context	
National Character Area:	National Character Area 107: Cotswolds
Landscape Character Type:	Landscape Character Type: 11 Dip-Slope Lowland
Landscape Character Area:	Landscape Character Area: South and Mid Cotswolds Lowland
Historic Landscape Character:	-

Constraints/Designations:

Landscape: Within the Cotswolds National Landscape

Historic: None

Biodiversity: The site is not located within an area covered by a formal nature conservation designation. However, the eastern and southern parts of the site are modelled to be within a Great Crested Newt red zone, and the northern and western parts of the site are modelled to be within a Great Crested Newt amber zone. There are several ponds in the vicinity, including one in the north-east corner of the site, and Great Crested Newts are likely to be present. There is also an area of Priority Habitat (deciduous woodland) adjacent to the northern boundary.

The main part of the site is grazed pasture which is not expected to contain significant levels of biodiversity, although further survey work is needed to confirm this.

The trees and hedgerows along Blind Lane create a wildlife corridor, which appears to be an important landscape and biodiversity feature. Blind Lane is also a dark corridor, which is likely to be used by bats and would be sensitive to increased lighting from any development on this site.

The site contains several dry stone walls within the proposed site area and along some of the boundaries. These provide a habitat for wildlife.

Other (floodplain, PRoW): PROW adjacent to eastern boundary (Tetbury Upton Restricted Byway 5)

Site Reference: T78	**Settlement:** Tetbury
Description: The site lies to the north-west of Tetbury, between Chavenage Lane and the B4041, forming a large area of open fields dissected by hedgerows and mature trees. The land is elevated and prominent, occupying part of a ridgetop where the topography falls steeply to the south-west, creating an exposed and visually sensitive position within the surrounding landscape. To the south-east, the site adjoins existing residential development and commercial units, though the wider setting remains distinctly rural. The southern boundary is open, with views extending across the falling landform towards The Folly (Grade II Listed), which lies beyond the south-western boundary. There are no PRoWs within the site, though the site's size and elevation make it a noticeable feature in both local and longer-distance views. The site lies within the Dip-Slope Lowland Landscape Character Type (LCT) and more locally the South and Mid Cotswolds Lowlands Landscape Character Area (LCA 11A). It also falls within the Cotswolds National Landscape (AONB), where open ridgelines, rural settlement pattern, and the containment of built form within natural landform are key special qualities.	
Evaluation:	**HIGH SENSITIVITY**
Justification: T78 is assessed as High sensitivity, reflecting its prominent ridgeline position, large scale, and clear visibility within the surrounding landscape. The site contributes to the northern and western rural setting of Tetbury, where open farmland and hedgerows form a transitional edge between the town and the wider Cotswolds countryside. The land's steep south-western fall creates a visible edge to the settlement, and any extension here would appear incongruous, projecting built form beyond the established compact pattern. The proximity of The Folly (Grade II Listed) further elevates sensitivity, as the open setting contributes to its visual and historic context. Within the Cotswolds National Landscape, the site plays a key role in maintaining the open skyline, rural tranquillity, and settlement containment that define the area's special qualities.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland LCT
Landscape Character Area:	LCA 11A South and Mid Cotswolds Lowlands
Historic Landscape Character:	Open elevated farmland with hedgerow boundaries forming part of Tetbury's rural setting and the wider setting of The Folly.

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: Adjacent to The Folly (Grade II Listed) to the south-west.
Biodiversity: Hedgerows and mature trees provide important habitats and contribute to the wider green infrastructure network.
Other (floodplain, PRoWS): No PRoWs within or adjoining the site. Not within Flood Zones 2 or 3.

Site Reference: T80	**Settlement:** Tetbury
Description: The site lies to the west of Longfurlong Lane, located behind existing residential properties, and comprises a series of pastoral and equestrian paddocks. The land is relatively flat, with a western boundary defined by a mature hedgerow containing trees, and a northern boundary formed by a low stone wall. Beyond this wall are open views northwards across the pastoral landscape, framed by over-mature trees along the boundary. The eastern boundary adjoins the rear gardens of existing dwellings, creating a semi-enclosed edge to the settlement, while the northern setting remains open and rural. The site is crossed north–south by PRoW Footpath 18, with Footpath 17 running immediately beyond the northern boundary, both providing visual and recreational access. The Tetbury Conservation Area lies beyond the northern boundary but at sufficient distance to limit potential effects. The site is not within Flood Zones 2 or 3. The site lies within the Dip-Slope Lowland Landscape Character Type (LCT) and the South and Mid Cotswolds Lowlands Landscape Character Area (LCA 11A). It also falls within the Cotswolds National Landscape (AONB), where open lowland pastures, tree belts, and well-defined settlement edges contribute to scenic quality and settlement containment.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: T80 is assessed as Medium-High sensitivity, reflecting its pastoral landscape character, public accessibility, and role in maintaining the rural northern edge of Tetbury. The site forms part of the transition between built form and open countryside and contributes to the town's rural setting within the Cotswolds National Landscape. Although enclosed by residential properties to the east and south, the northern boundary remains open, allowing long views across the adjoining pastoral landscape, which are valued from both PRoW Footpaths 17 and 18. Mature hedgerows, trees, and grassland provide ecological continuity and visual containment, reinforcing the settlement edge.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland LCT
Landscape Character Area:	LCA 11A South and Mid Cotswolds Lowlands
Historic Landscape Character:	Pastoral paddocks and field enclosures forming part of Tetbury's rural setting.

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: Tetbury Conservation Area lies beyond the northern boundary; no listed buildings within proximity.
Biodiversity: Mature hedgerows and trees provide habitat connectivity and ecological value.
Other (floodplain, PRoWS): PRoW Footpath 18 crosses the site north–south. Footpath 17 runs beyond the northern boundary. The site is not within Flood Zones 2 or 3.

Site Reference: T81	**Settlement:** Tetbury

Description:

The site is located on the north-eastern edge of Tetbury, positioned south of London Road and east of Cirencester Road, within the Cotswolds National Landscape. It forms part of the settlement fringe and is characterised by a strong vegetated framework. Extensive priority habitat deciduous woodland forms dense tree belts along the northern and western road boundaries, providing strong enclosure and contributing significantly to local landscape character.

The southern and eastern boundaries are defined by hedgerows and semi-mature trees, which filter views and reinforce the rural setting. A small portion of the western edge appears to function as domestic garden land associated with an adjacent property. The majority of the site is occupied by Larkhill Vineyard, with associated planting and agricultural production across the fields, giving the site a distinctive managed rural character. Ilsom House lies to the east, while surrounding development on this edge of Tetbury is limited to small, isolated dwellings rather than a continuous built frontage.

The landform is gently sloping and allows potential longer-distance views to the south-east, including across the River Avon corridor towards Newton Hill and the surrounding landscape. There are no PRoWs crossing the site and it lies outside Flood Zones 2 and 3. The site is not located within or adjacent to the Tetbury Conservation Area and there are no listed buildings in close proximity.

The site lies within the Dip-Slope Lowland Landscape Character Type, more locally the South and Mid Cotswolds Lowlands Landscape Character Area (LCA 11A), which is characterised by gently undulating farmland, woodland belts, and a dispersed settlement pattern within the National Landscape.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:
T81 is assessed as Medium-High sensitivity, primarily because development would extend Tetbury further northwards into open countryside within the Cotswolds National Landscape, beyond the established settlement form. While there is some existing development on this edge, it is primarily limited to isolated dwellings and does not establish a strong or continuous settlement frontage.

The site's woodland structure, vineyard land use, and rural character contribute positively to the landscape qualities of the National Landscape and to the perception of a clear transition between town and countryside. Development would dilute this transition. On balance, these factors justify a Medium-High landscape sensitivity judgement.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland
Landscape Character Area:	LCA 11A South and Mid Cotswolds Lowlands

Historic Landscape Character:	A2 Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: No Conservation Area or listed buildings in close proximity Biodiversity: Boundary hedgerows and trees provide structure and ecological connectivity. Priority habitat deciduous woodland along northern and western boundaries Other (floodplain, PRoWS): No PRoWs within or adjoining the site. Outside Flood Zones 2 and 3	

Site Reference: T82	**Settlement:** Tetbury

Description:

The site is of moderate scale and is located on the south-eastern edge of Tetbury, positioned north of Fox Hill and immediately north of Tumblers Cottage and Fox's Walk. It lies within the Cotswolds National Landscape and forms part of a vegetated settlement fringe associated with the Conservation Area. The eastern boundary is defined by the River Avon, with the land sloping down towards the river corridor. Restricted Byway 19 runs on the opposite side of the river, providing a recreational route with potential views back towards the site.

Part of the site comprises priority habitat deciduous woodland, with the remainder heavily vegetated and appearing to include former tennis courts. This vegetation creates a settled, wooded edge to the town, which is characteristic of the softer, filtered transition between built form and landscape in this part of Tetbury. The eastern edge of the site falls partly within Flood Zones 2 and 3, associated with the river corridor.

The site lies within the Tetbury Conservation Area. Old Fox House, a Grade II listed building, is located immediately to the south, reinforcing the site's historic sensitivity. There are no PRoWs within the site itself.

The site lies within the Dip-Slope Lowland Landscape Character Type, more locally the South and Mid Cotswolds Lowlands Landscape Character Area (LCA 11A), which is characterised by gently sloping land, wooded watercourses, and settled valley edges within the National Landscape.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:
T82 is assessed as Medium-High sensitivity due to the combination of strong natural character, heritage context, and its role in defining a wooded settlement edge within the Cotswolds National Landscape. The site's sloping landform, priority habitat woodland, and relationship with the River Avon contribute to its physical and ecological sensitivity.

Its location within the Conservation Area and proximity to Old Fox House, a Grade II listed building, increase historic sensitivity. Development would require substantial vegetation removal, eroding the established wooded edge that provides a characteristic and visually softened transition between Tetbury and the surrounding landscape. Although form and density sensitivity is moderated by nearby residential development, the combined natural, historic, and visual considerations support an overall judgement of Medium-High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland
Landscape Character Area:	LCA 11A South and Mid Cotswolds Lowlands
Historic Landscape Character:	G3 Towns, villages and hamlets, existing settlement extent by mid-19th century

Constraints/Designations:
Landscape: Cotswolds National Landscape
Historic: Tetbury Conservation Area, Old Fox House Grade II Listed (List Entry: 1304250)
Biodiversity: Priority habitat deciduous woodland
Other (floodplain, PRoWS): River Avon flood zone 2 and 3 on eastern boundary.
Restricted Byway 19 adjacent to the river.

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 34 – Upper Rissington

COTSWOLD
District Council

Settlement character

1.1 The former 'RAF Little Rissington' lies on the plateau to the east of Bourton-on-the-Water just off the A424 Stow-Burford road.

1.2 The settlement consists of former RAF 'married quarters', other Ministry of Defence buildings within a wooded setting and a substantial amount of modern housing.

1.3 Housing is located in the northern half of the settlement and has extended through new private development southwards onto some of the former MOD land. The southern half is being promoted as a business park, utilising the former MOD buildings and the area between them, to the south of Wellington Road, is currently (2014) undergoing a major housing development. To the south of the settlement is Little Rissington Airfield, which is still owned by the MOD and used by the RAF for a variety of purposes.

Landscape character

1.4 The settlement is within Cotswolds National Character Area 107. At the county level it is within the High Wold landscape type and the Rissington Plateau and Milton Downs LCA.

1.5 The plateau top extends to the north and the south of the settlement. On the eastern and western sides of the settlement are valley sides.

1.6 The plateau is generally open and exposed with large fields and low hedges. The area to the south of the settlement is particularly exposed, consisting of a single large airfield. A key characteristic of the plateau is the intervisibility with other plateau tops.

1.7 The valley sides have smaller fields and more woodland than the plateau. In places woodland extends onto the edge of the plateau top, making it appear less open. In the proximity of RAF Little Rissington such groups of trees help mitigate the visual impact of the MOD development on the plateau top when viewed from a distance.

Relationship of the settlement with the surrounding landscape

1.8 The settlement has the following key relationships with the surrounding landscape:

Positive

- From some vantage points the well wooded edge to some of the MOD development integrates the settlement sympathetically into the plateau landscape.

Negative

- The harsh and highly prominent edge of some areas of housing is visible from a long distance across the plateau.
- The lack of a distinctive 'Cotswolds' identity to built form.

Landscape sensitivity considerations

1.9 The landscape surrounding the settlement is within the Cotswolds National Landscape and has therefore been judged to be of national significance. However, it should be acknowledged that structures associated with the airfield and the prominent modern housing do visually detract from the landscape and are inconsistent with the National Landscape's characteristics.

1.10 The capacity of the plateau landscape to accept development is primarily constrained by its high visibility – particularly from other areas of plateau. However,

1.11 the elevated position and its relative flatness also allows effective screening with tree planting. Because of this, further development within the wooded part of the former MOD site would have minimal visual impact.

Constraints to be taken into account

1.12 Constraints are shown by Figure UR2 and are summarised below:

- National Landscape designation of the surrounding landscape and the settlement.

Areas where development is not suitable

1.13 Areas where development is not considered to be suitable on landscape and visual grounds are summarised below:

- The open plateau to the north and south of the existing settlement due to its visually exposed position.
- The valley sides to the west and east of the settlement due to their high visibility and importance to the landscape setting of the settlement.
- The plateau to the west of the B Road forming the western edge of the settlement outside the current built form. Development in this area could start to impinge on the landscape setting of Bourton-on-the-Water and is likely to be visible from a wide area of High Wold to the west.

Suggested environmental improvements

1.14 The following environmental improvements are suggested:

- Substantial woodland planting on the valley side to the eastern side of the settlement to link with existing woodland blocks. This could enhance the overall landscape character of the valley and help to visually integrate the plateau development into the landscape.
- Planting to the north of the settlement could help soften the built edge of housing and improve the approach to the settlement.

Figure A1: Context and Landscape Character Types and Areas

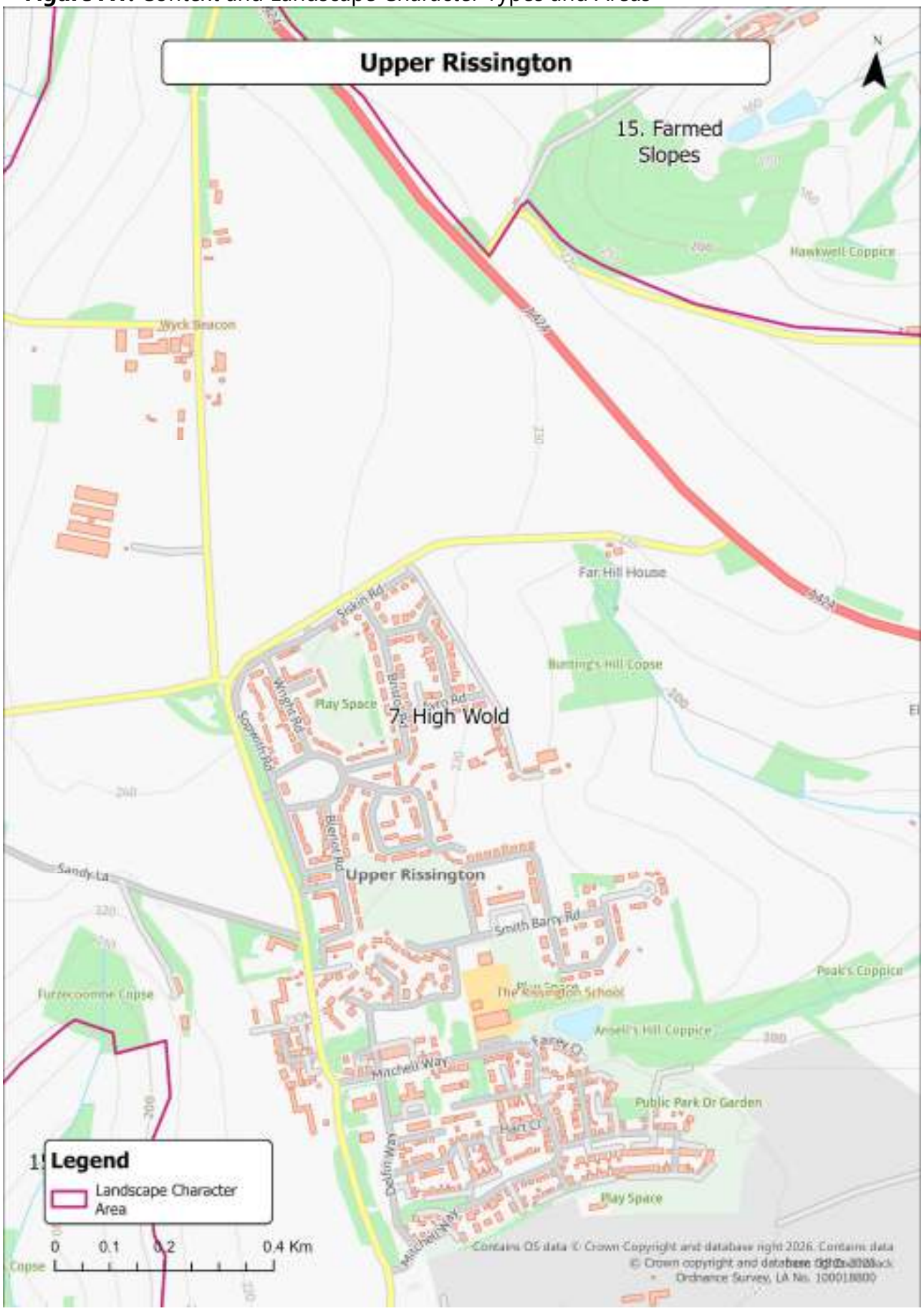
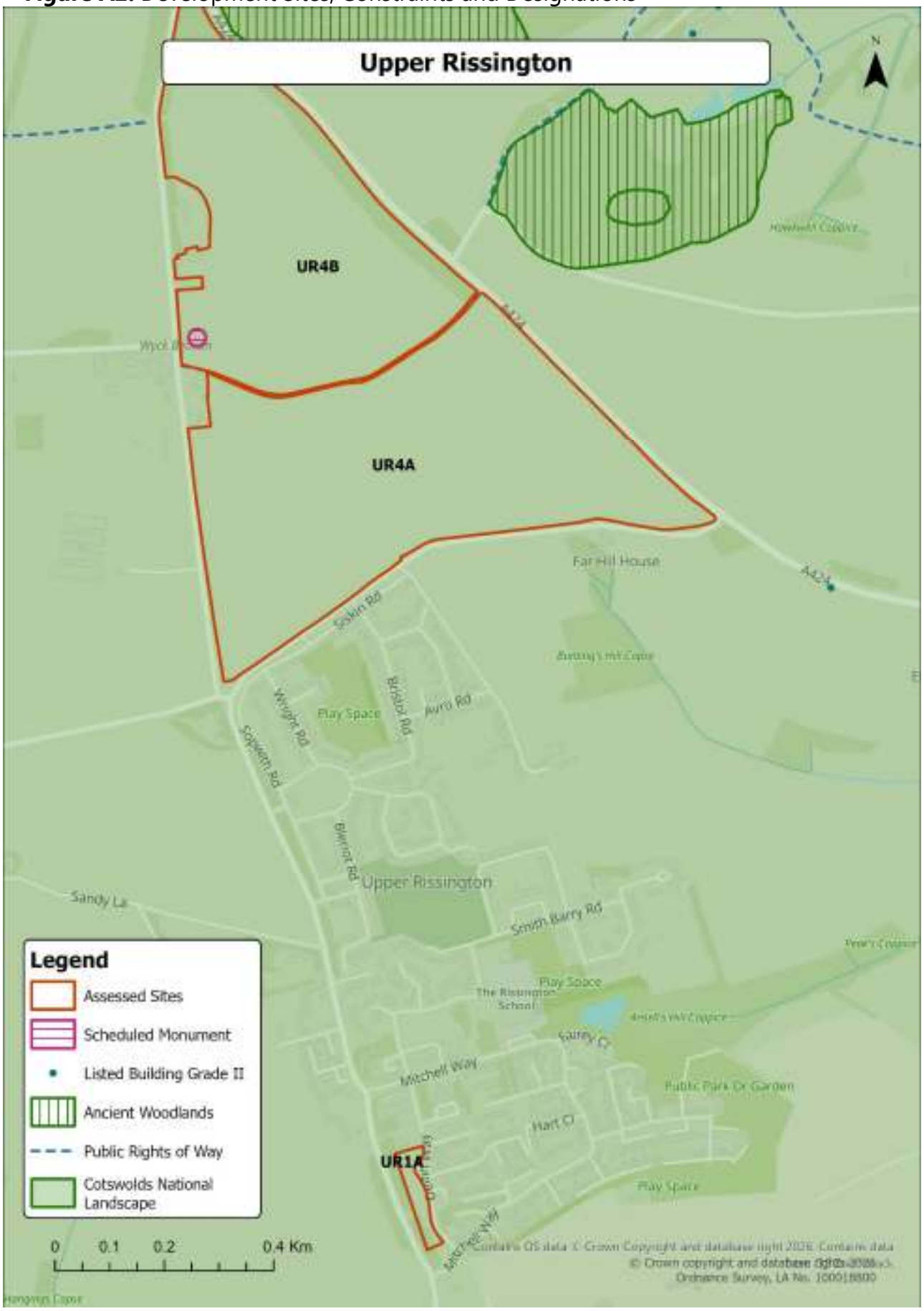


Figure A2: Development Sites, Constraints and Designations



Stage 1 Assessments

1.1 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	UR1A	UR4A /4B
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)		
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground		
	Falls within clear views from public vantage points (roads, PROWs, hills)		
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form		
	Introduce a significant area of built form into a rural or visually sensitive landscape.		
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development		
	Risks coalescence or erosion of settlement separation		

Sites to be discounted		

Stage 2 Assessments

Site Reference: UR1A	**Settlement:** Upper Rissington
Description: The site lies on the eastern edge of Upper Rissington, bounded by Delfin Way to the west and a mature tree belt (protected by a Tree Preservation Order) along the eastern boundary. The southern and western edges adjoin existing residential development, with open views from dwellings along Delfin Way across the grassed area. The site contains a mix of grassland and areas of hardstanding, with some ornamental tree planting and brownfield elements to the north associated with existing buildings, access roads, and parking. The overall character is semi-urban, forming part of the settlement's eastern edge with a balance of managed green space and built influence. There is no public access within the site itself, although Delfin Way provides informal visibility and local recreation value. The site lies within the High Wold Landscape Character Type (LCT) and the Cotswolds High Wold Plateau Landscape Character Area (LCA 7C), within the Cotswolds National Landscape (AONB). This area is characterised by expansive elevated farmland, contained settlement forms, and well-vegetated boundaries that soften urban edges.	
Evaluation:	**MEDIUMSENSITIVITY**
Justification: UR1A is assessed as Medium sensitivity, reflecting its role as a locally important area of open green space on the settlement edge of Upper Rissington. Although closely associated with existing residential development and influenced by urban and brownfield features to the north, the site provides a meaningful sense of openness that contributes to local amenity and the legibility of the settlement form. The mature eastern tree belt, protected by a TPO, forms a strong visual and ecological boundary that defines the eastern extent of built development and contributes to the wider green infrastructure network. This tree belt provides containment, supports biodiversity, and reinforces the site's function as a green buffer. The site is experienced in views from adjacent dwellings along Delfin Way and, while not prominent in wider landscape views, it makes a positive local contribution to landscape character.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland LCT

Landscape Character Area:	LCA 11A South and Mid Cotswolds Lowlands
Historic Landscape Character:	Modified settlement edge landscape with a mix of grassland, ornamental trees, and brownfield elements.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: No listed buildings or Conservation Area within close proximity fo the site. Biodiversity: Mature trees (covered by TPO) and hedgerows, provide biodiversity value. Other (floodplain, PRoWS): Not within Flood Zones 2 or 3. No PRoWs within or adjoining the site.	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 35 – Willersey

COTSWOLD
District Council

Settlement character

1.1 Willersey lies in the relatively flat landscape of the Vale of Evesham north west of the Cotswolds escarpment. It is located on the A4632 between Broadway and Mickleton as shown by Figure W1. The main distinguishing characteristic of the village is the broad Main Street which runs up the gentle foot slope of the escarpment. The adjacent historic buildings constitute the historic core of the settlement. The properties on either side of the Main Street have distinctive large plots which form a setting to the many listed buildings. The church is located to the east of Main Street on the edge of the village and is visible when approaching from this direction.

1.2 The western and northern edges of the village have expanded with a substantial amount of modern development which includes a relatively large industrial estate. The northern edge of the village is strongly defined by the embankment of a disused railway.

Landscape Character

1.3 Willersey lies within National Landscape Character Area 106 The Severn and Avon Vales, on the edge of the Cotswolds. At a county level it is within the Unwooded Vale landscape type with the Vale of Evesham Fringe LCA element lying in the National Landscape, and the Mickleton Vale Fringe outside to the north beyond Collin Lane.

1.4 Essentially the landscape surrounding Willersey can be split into the north-west part and the south east part as a result of the topography. The north west part is flat land consisting of generally large fields with pasture and arable land. Hedges and drainage ditches divide the fields. The south east part consists of smaller fields and hedges with more trees and occasional blocks of woodland. The views out over the Vale of Evesham are an important aspect of this area's character. Land abutting both the south western and north eastern edges of the village exhibits ridge and furrow.

Relationship of the settlement with the surrounding landscape

1.5 The settlement has the following key relationships with the surrounding landscape:

Positive

- The village is located at the foot of the scarp slope but above the flat wet ground of the Vale of Evesham;

- The alignment of Main Street up the slope is important. It directs views towards the scarp slope and, in the other direction, out over the Vale of Evesham.
- The edge of the settlement is visually permeable on the eastern side with the older part of the settlement abutting agricultural land allowing views to the church.

Negative

- The extension of the village onto the flat land to the north runs counter to the established pattern of scarp slope settlement;
- The 'modern' village edges reduce the visual permeability of the village and hence its visual relationship with the surrounding landscape.
- Development has consolidated the settlement into nucleated form away from the traditional linear form which related to the topography of the area.

Landscape sensitivity considerations

1.6 Landscape around the southern part of the village is within the Cotswolds National Landscape and is a good example of the 'edge landscape.' It is a more sensitive landscape consisting of smaller fields and hedges with more trees and occasional blocks of woodland. The character of the northern landscape has been considerably affected by development and is a degraded example of the rural Vale of Evesham landscape.

1.7 The ability of the landscape to accommodate development is limited by the high quality and visually prominent scarp slope landscape to the south east. The flat land to the north west is less limited by landscape character and quality due to already existing detractors. However, extensive development would be prominent from the scarp.

Constraints to be taken into account

1.8 Constraints are shown by Figure W2 and W3 and are summarised below:

- National Landscape
- Conservation Area
- Listed buildings and their settings

Areas where development is not suitable

1.9 Areas where development is not suitable in accordance with the criteria set out in Section 2.0 are as follows:

- The scarp slope to the south east of the village due to its high visibility and importance to the setting of the village and landscape quality of the National Landscape.
- The large undeveloped plots/gardens behind Main Street properties.
- The land at both the south-west and north-east village edges due to the presence of ridge and furrow, visual prominence and the potential to block views to the church.

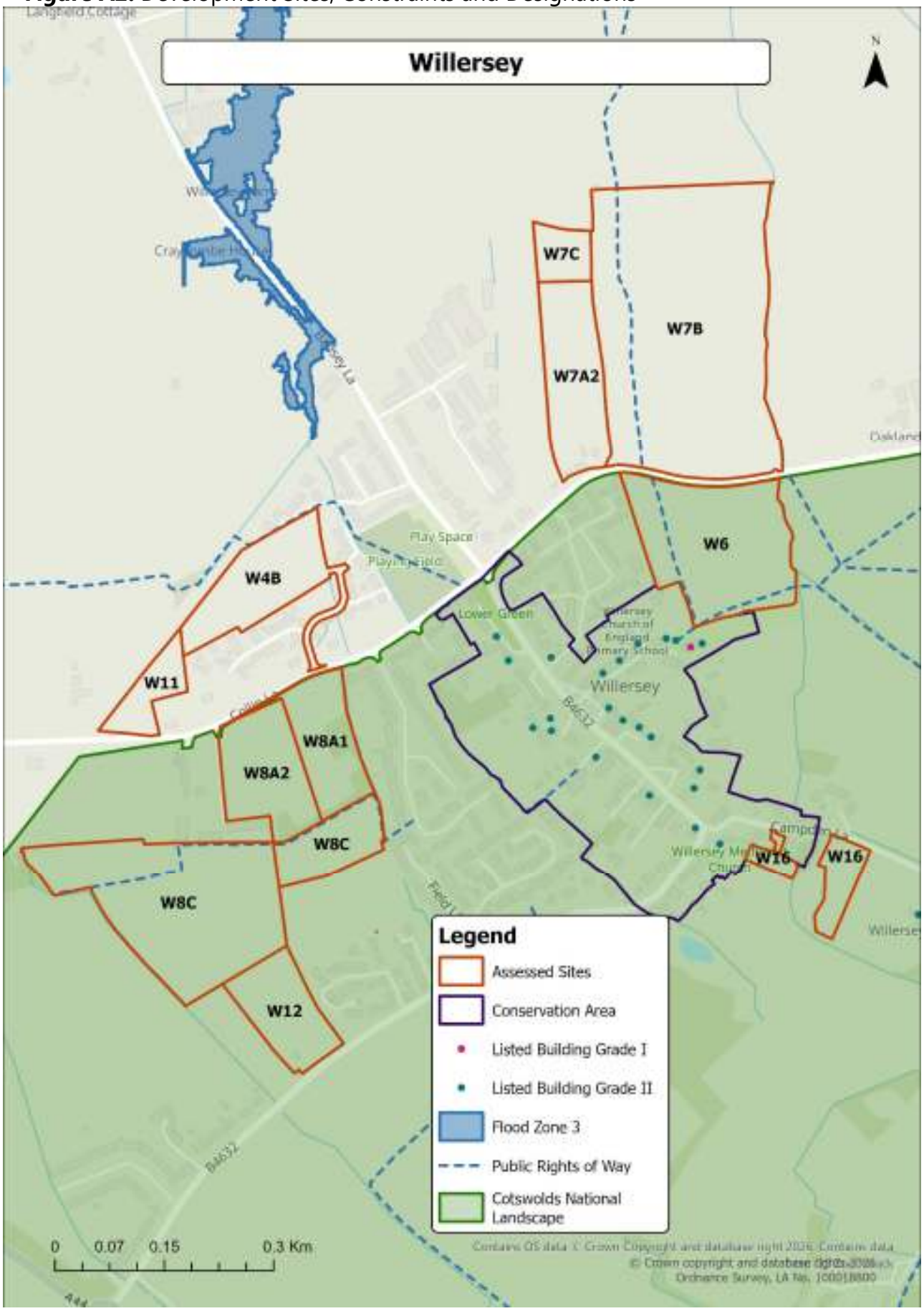
Suggested areas for environmental improvement

1.10 The frontage to the industrial estate and the entry to the village from the north would benefit from an environmental enhancement action plan including planting.

Figure A1: Context and Landscape Character Types and Areas



Figure A2: Development Sites, Constraints and Designations



Stage 1 Assessments

1.1 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	W6	W8A	W8B	W8C	W12	W16
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)						
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground						
	Falls within clear views from public vantage points (roads, PROWs, hills)						
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form						
	Introduce a significant area of built form into a rural or visually sensitive landscape.						
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development						
	Risks coalescence or erosion of settlement separation						

Sites to be discounted						

Stage 2 Assessments

Site Reference: W4B	**Settlement:** Willersey
Description: W4B is located to the north-west of Willersey beyond residential development on Nash Road. The parcel comprises a grassland field enclosed on several sides by existing residential development and associated garden boundary vegetation. The north-western boundary is defined by strong vegetation associated with a redundant railway line, now forming part of a footpath corridor, beyond which lie open arable fields. This vegetated corridor provides a clear landscape boundary and visual containment along this edge. Public access is provided along this route by PRoW Footpath 8, which runs along part of the northern boundary and connects the settlement to the wider countryside beyond the tree belt. The site is relatively flat and retains a green, semi-rural character, although this is strongly influenced by the surrounding residential development which encloses the parcel on several sides. Visibility of the site is largely restricted to sections of the PRoW and to adjacent residential properties along the site boundaries. The parcel lies outside the Cotswolds National Landscape and is not located within or close to a Conservation Area. There are no listed buildings within the immediate setting. The site also lies outside Flood Zones 2 and 3. Development of the site would not be incongruous with the existing settlement form and structure. The site lies within the Unwooded Vale Landscape Character Type and the VE1C Mickleton Vale Fringe Landscape Character Area, within the Severn and Avon Vales National Character Area (NCA 106).	
Evaluation:	**MEDIUM-LOW SENSITIVITY**
Justification: W4B forms a relatively contained parcel of grassland on the north-western edge of Willersey and is enclosed on several sides by residential development. The presence of boundary vegetation and the tree belt associated with the former railway line provide landscape structure and containment. The parcel is influenced by the urbanising character of the surrounding residential development and reads as part of the settlement edge rather than as part of the wider open countryside. Visibility is limited primarily to nearby residential receptors and users of PRoW Footpath 8.	

While the site contributes to the local green character of the settlement edge, the limited landscape features, strong containment and relationship with existing development moderate its susceptibility to change. Overall, the parcel is considered to have Medium–Low landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 106 - Severn and Avon Vales
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	Vale of Evesham Fringe
Historic Landscape Character:	A2m – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: None identified. Historic: No Conservation Areas or listed buildings within the immediate vicinity. Biodiversity: Tree belt and vegetation associated with the former railway corridor. Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. PRoW Footpath 8 runs along part of the northern boundary.	

Site Reference: W7A2/7C Settlement: Willersey (White 2014)	
DESCRIPTION: This site lies on the northern edge of the settlement, where it abuts Willersey Business Park to the west and open pastoral farmland to the east. It consists of very gently sloping pastoral land falling north, in fenced enclosures with a series of dilapidated buildings and rough storage areas on its southern boundary, where a tall hedge separates it from the B4632. Its northern boundary is fenced, with views over flat pasture fields to the low vegetation on the dismantled railway, which, together with extensive woodland, effectively screens all views from the north. There is a hedged track along the eastern boundary, with a PROW running parallel a few metres away in the adjoining pasture field.	
Evaluation:	**MEDIUM-LOW SENSITIVITY**
Justification: The site is well-screened and in close proximity to existing economic development, outside the settlement but well-screened within the wider landscape. The National Landscape boundary is the southern edge of the B4632, on the northern edge of which a tall hedge provides screening at present, although there may be some limited views into the site from first floor windows of houses opposite. Dense hedges on nearby parallel field boundaries screen views in from traffic approaching the settlement from the east, but care would be required to ensure that building heights were no more than those of buildings in the adjoining Business Park, to avoid any significant visibility from the scarp slope to the south east. Retention of part of the strongly vegetated southern boundary is recommended.	
Landscape Context:	
National Character Area:	NCA Severn and Avon Vales
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	Mickleton Vale Fringe
Historic Landscape Character:	Less irregular enclosure partly reflecting former unenclosed cultivation patterns
Constraints/Designation Landscape: Within the setting of the National Landscape Historic: none Biodiversity: none Other (floodplain, PROWs): none	

Site Reference: W7B	**Settlement:** Willersey

Description:

Site W7B is located on the north-eastern edge of Willersey, beyond the existing settlement boundary and to the north of the B4632. The site comprises a relatively large pastoral field that forms part of the open agricultural landscape surrounding the village.

The field is enclosed by mature hedgerows with associated hedgerow trees, providing a well-defined field pattern and contributing positively to local landscape structure. The site retains clear evidence of historic ridge and furrow earthworks, reflecting its long agricultural history. Historically, the site comprised two separate fields, although the former field boundary has largely been lost, with only a line of mature trees remaining to mark the historic north-south boundary through the centre of the site.

The site occupies a detached position beyond the established settlement edge and has a strong visual and spatial relationship with the surrounding countryside. Development would represent a substantial extension of the village into the open agricultural landscape and would appear disconnected from the existing pattern of development. PRoW Footpath 4 runs north-south through the site, providing direct public access between Willersey and the wider countryside to the north. The route affords open views across the site and contributes to the recreational experience of the surrounding rural landscape.

The site lies within the setting of the Cotswolds National Landscape, with the designation located immediately south of the B4632. Although outside the designated landscape, the site contributes to its wider setting through its open agricultural character and relationship with the adjacent escarpment landscape.

The site lies within National Character Area 106 – Severn and Avon Vales, within the Unwooded Vale Landscape Character Type. Historically, the site retains evidence of medieval agricultural activity through surviving ridge and furrow earthworks and historic field patterns.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

The site forms part of the open agricultural landscape on the north-eastern edge of Willersey and has a strong relationship with the wider countryside beyond the settlement. Its relatively large scale, detached position and limited association with the existing built form increase its sensitivity to development.

The surviving ridge and furrow earthworks are an important feature of the site, providing evidence of its historic agricultural use and contributing to local landscape character and time depth. Together with the mature hedgerows and hedgerow trees, these features reinforce the site's rural character and historic landscape pattern.

Development would represent a significant extension of built form beyond the existing settlement boundary and would appear incongruous with the current settlement pattern. The size of the site would also increase the perceived scale of encroachment into the surrounding countryside and reduce the clear distinction between the village and the wider agricultural landscape.

PRoW Footpath 4 passes directly through the site, substantially increasing visual and recreational sensitivity. Users experience the site as part of the transition between the settlement and the open countryside, and development would fundamentally alter the character and visual amenity of this route.

Overall, whilst the site is relatively well enclosed by boundary hedgerows, the combination of its large scale, detached relationship with the settlement, surviving ridge and furrow and contribution to the setting of the Cotswolds National Landscape results in an overall judgement of Medium-High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 106 - Severn and Avon Vales
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	-
Historic Landscape Character:	Historic agricultural enclosure with surviving ridge and furrow and evidence of former field subdivision
Constraints/Designations:	
Landscape: Within the setting of the National Landscape.	
Historic: Surviving ridge and furrow earthworks. No Conservation Areas or listed buildings within the immediate vicinity.	
Biodiversity: Mature hedgerows, hedgerow trees and pastoral grassland. Tree belt and vegetation associated with the former railway corridor.	
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. PRoW Footpath 4 runs north-south through the site.	

Site Reference: W8A1	**Settlement: Willersey (White 2014)**
Description: This site comprises of a section of two very gently sloping pastoral fields on the western edge of the settlement. Collin Lane lies to the north, housing on Collin Close to the east (with a watercourse along the boundary) and a depot with a semi-rural character and some trees to the west. Low cut hedges lie on the northern and western boundaries. The southern boundary abuts another gently sloping field, but has an outgrown dense hedge along it which prevents more than glimpsed views into the site from the PROW along this boundary. Within the site there is a division between mown grass planted with groups of young trees and shrubs, and a northern area of ridge-and furrow pasture. The site lies in the Cotswolds National Landscape.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: This site is located on the edge of the settlement, with open farmland to the west (although screened by the landform of the dismantled railway to the west), by the PROW along its southern boundary and by its current use as agricultural land. It is of value in terms of its National Designation and the ridge and furrow pasture. The fields have a pleasant character with views to the scarp to the north. The site has the most attractive intrinsic qualities of the sites on the western edge of the settlement.	
Landscape Context:	
National Character Area:	NCA 106 - Severn and Avon Vales
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	Vale of Evesham Fringe
Historic Landscape Character:	A2m – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: Located within the Cotswolds National Landscape Historic: No Conservation Area or listed buildings within the immediate setting. Evidence of ridge and furrow earthworks within the site. Biodiversity: Tree belt and hedgerows Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. PRoW beyond southern boundary	

Site Reference: W8A2 **Settlement: Willersey (White 2014)**	
Description: This site comprises of a section of two very gently sloping pastoral fields on the western edge of the settlement. Collin Lane lies to the north, housing on Collin Close to the east (with a watercourse along the boundary) and a depot with a semi-rural character and some trees to the west. Low cut hedges lie on the northern and western boundaries. The southern boundary abuts another gently sloping field but has an outgrown dense hedge along it which prevents more than glimpsed views into the site from the PROW along this boundary. Within the site there is a division between mown grass planted with groups of young trees and shrubs, and a northern area of ridge-and furrow pasture. The site lies in the Cotswolds National Landscape.	
Evaluation:	**MEDIUM-HIGH SENSITIVITY**
Justification: This site is located on the edge of the settlement, with open farmland to the west (although screened by the landform of the dismantled railway to the west), by the PROW along its southern boundary and by its current use as agricultural land. It is of value in terms of its National Designation and the ridge and furrow pasture. The fields have a pleasant character with views to the scarp to the north. The depot to the west of the site does not detract significantly from its relationship to the settlement and the wider landscape. The site has the most attractive intrinsic qualities of the sites on the western edge of the settlement.	
Landscape Context:	
National Character Area:	NCA 106 - Severn and Avon Vales
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	Vale of Evesham Fringe
Historic Landscape Character:	A2m – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: Located within the Cotswolds National Landscape Historic: No Conservation Area or listed buildings within the immediate setting. Evidence of ridge and furrow earthworks within the site. Biodiversity: Tree belt and hedgerows Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. PRoW beyond southern boundary	

Site Reference: W8C	**Settlement:** Willersey

Description:

W8C is located on the western edge of Willersey and forms part of a pastoral field. The site is relatively flat. A tree belt forms the northern boundary, beyond which lies a further agricultural field containing ridge and furrow earthworks.

The land to the east has recently been granted outline planning permission for residential development (application ref. 25/02983/OUT), meaning the parcel forms part of a wider area undergoing transition from agricultural land to residential use.

PRoW Footpath 9 runs along both the northern boundary of the site. This route connects the settlement with the wider agricultural landscape to the west and provides localised views into the parcel. Additional views may be possible from the escarpment to the south-east; however, the site would likely be perceived in conjunction with existing residential development and the recently approved development to the south.

The site lies within the Cotswolds National Landscape but is not located within the immediate setting of any Conservation Area or listed buildings. The parcel lies outside Flood Zones 2 and 3.

The site falls within the Unwooded Vale Landscape Character Type and the Vale of Evesham Fringe Landscape Character Area, within National Character Area 106 – Severn and Avon Vales. The historic landscape character is identified as A2m – Former unenclosed cultivation now enclosed, reflecting less regular enclosure patterns partly influenced by former unenclosed cultivation within areas historically associated with rich wet grassland.

Evaluation:	**MEDIUM-HIGH SENSITIVITY**

Justification:

W8C forms part of the pastoral landscape on the western edge of Willersey and, whilst closely associated with existing residential development and the adjacent parcel benefiting from planning permission, it nevertheless occupies a relatively large area of open countryside within the Cotswolds National Landscape.

The site contributes to the transition between the settlement and the wider agricultural landscape and remains perceptually separate from the main built form of the village. Development would extend the settlement westwards into an area that currently exhibits an open pastoral character and would represent a substantial increase in built form when viewed in the context of the existing settlement pattern. As a result, development would appear somewhat incongruous and would alter the current relationship between the settlement edge and the surrounding countryside.

Although the site itself contains relatively few distinctive landscape features, it is visible from PRoW Footpath 9 and has the potential to be perceived from elevated locations on

the escarpment to the south-east. From these viewpoints, development would be experienced in the context of both existing and approved development but would nevertheless contribute to a noticeable expansion of the settlement into the National Landscape.

Taken together, the site's location within the Cotswolds National Landscape, its role as part of the open pastoral setting of Willersey, its visibility from public routes and higher ground, and the scale of development that could be accommodated result in an overall judgement of Medium–High landscape sensitivity.

Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	Vale of Evesham Fringe
Historic Landscape Character:	A2m – Former unenclosed cultivation now enclosed

Constraints/Designations:
Landscape: Located within the Cotswolds National Landscape
Historic: No Conservation Area or listed buildings within the immediate setting.
Biodiversity: Tree belt along the northern boundary and agricultural field boundaries.

Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. PRoW Footpath 9 runs along the eastern and northern boundaries of the site.

Site Reference: W11	**Settlement:** Willersey

Description:

W11 comprises a small pastoral parcel located to the north of Collin Lane on the north-western edge of Willersey. The site forms part of the agricultural landscape surrounding the settlement and is relatively flat in character.

The north-western boundary is defined by a tree belt associated with a disused railway line, which now forms a footpath corridor. This vegetated corridor provides a strong landscape boundary, beyond which lies further agricultural land. The southern boundary adjoins Collin Lane and is defined by shrubs and trees, although views across the site are possible from the road through gaps in the vegetation.

The south-eastern boundary adjoins the Broadway Substation, which forms a prominent and visually incongruous feature within the local landscape. While this infrastructure introduces a utilitarian element into the surrounding rural context, development of the site would extend built form further west beyond the existing settlement edge.

Evidence of ridge and furrow earthworks is present within the site, indicating historic agricultural land use and contributing to the time-depth of the landscape.

Views from the site towards the escarpment are possible. Conversely, views of the site may also occur from higher ground to the south-east, although the parcel would likely be perceived in the context of the existing settlement and associated development.

The site is not located within or close to a Conservation Area and there are no listed buildings within the immediate setting. It lies outside Flood Zones 2 and 3 and there is no public access across the parcel.

The site lies within NCA 106 – Severn and Avon Vales, within the Unwooded Vale Landscape Character Type and the VE1C Mickleton Vale Fringe Landscape Character Area.

Evaluation:	**MEDIUM SENSITIVITY**

Justification:

W11 forms a small pastoral parcel on the north-western edge of Willersey and contributes to the agricultural landscape surrounding the village. While the presence of the Broadway Substation introduces a strong utilitarian element within the immediate setting, the site itself retains a semi-rural character.

The key factor influencing the landscape sensitivity of the site is the presence of ridge and furrow earthworks, which represent an important historic landscape feature and contribute to the time-depth of the landscape.

While the site is relatively contained and visibility is largely localised, the historic sensitivity associated with these earthworks elevates the overall sensitivity of the parcel. On balance, the site is considered to have Medium landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 106 - Severn and Avon Vales
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	Vale of Evesham Fringe
Historic Landscape Character:	A2m – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: Located within the Cotswolds National Landscape Historic: No Conservation Area or listed buildings within the immediate setting. Evidence of ridge and furrow earthworks within the site. Biodiversity: Tree belt associated with the former railway corridor. Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. No public access across the site..	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 36 - Stage 1 Landscape Screening Methodology for Sites Located within the Cotswolds National Landscape

November 2025

COTSWOLD
District Council

Contents

1. Purpose

1.1 To identify sites at an early stage where landscape designations and significant landscape sensitivity indicate that development would be highly unlikely to conserve and enhance the landscape and scenic beauty of the Cotswolds National Landscape. This enables a proportionate assessment of sites by identifying those that are highly likely to be unsuitable for development from the outset, even before undertaking a detailed sensitivity assessment (Stage 2).

2. Justification

2.1 Sites being deemed to be unsuitable for development due to significant harm to the Cotswolds National Landscape is justified by national policy and guidance.

2.2 Paragraph 189 of the National Planning Policy Framework (December 2024) (NPPF) confirms that National Landscapes (formerly Areas of Outstanding Natural Beauty) must be given the highest status of protection, with a duty to conserve and enhance landscape and scenic beauty. Discounting sites that clearly would not conserve or enhance landscape and scenic beauty of the National Landscape supports paragraph 61, which requires Local Plans to be underpinned by relevant and up-to-date evidence, and helps demonstrate a sound strategy that is justified, effective, and consistent with national policy.

2.3 Similarly, Paragraph 190 states that major development in National Landscapes should be refused except in exceptional circumstances and where it is demonstrably in the public interest.

2.4 Planning Practice Guidance (PPG) reinforces this approach:

i. Paragraph 014 (Ref ID: 3-014-20190722) confirms that constraints, including landscape impact, should be considered early and that sites may be excluded where designations render them unsuitable.

ii. Paragraph 041 (Ref ID: 8-041-20190721) notes that development in National Landscapes should be limited, and such areas are generally unsuitable for meeting unmet needs from adjoining non-designated areas.

2.5 This policy framework is now underpinned by a strengthened statutory duty introduced by Section 245 of the Levelling-up and Regeneration Act 2023. This replaces the previous requirement for relevant authorities to merely "have regard to" the statutory purposes of National Landscapes with a new duty to actively "seek to further" those purposes. The accompanying statutory guidance (Defra, January 2024) makes clear that this duty applies to the preparation of Development Plans and associated assessments and documents, and that relevant authorities must act in a way that furthers the conservation and enhancement of the natural beauty of Protected Landscapes. This significantly raises the bar for how landscape impacts are considered in Local Plans.

2.6 Natural England's 2023 position statement aligns with this direction, advising that Local Plans should avoid allocating sites where development would harm the character or special qualities of a National Landscape. Major development should only be considered suitable where exceptional circumstances can be demonstrated.

2.7 This is further reinforced by the Cotswolds National Landscape Management Plan (2025-2030), specifically Outcome 11 – Development and Infrastructure, which states that development should be avoided in prominent or sensitive locations where it would harm landscape character or the setting of settlements. The plan also emphasises the need for development to be landscape-led and to positively contribute to the character and special qualities of the National Landscape.

2.8 In this context, early-stage site filtering based on likely significant harm to the Cotswolds National Landscape, and thereby failure to conserve and enhance landscape and scenic beauty of the National Landscape, is not only appropriate but essential to fulfil statutory duties and to accord with national planning policy.

3. Screening Process

3.1 The following criteria have been used to screen sites:

1. Screening Criteria

Each site is reviewed against the following queries:

i. **Has this site previously been found unsuitable due to landscape harm (e.g. in past appeals, assessments, or Local Plan work) and**

does the reasoning still provide a strong justification for a site being unsuitable?

- Assessed to have an overall 'High' landscape sensitivity in previous Council-led landscape assessments (e.g. White Reports 2000, 2014, 2015) due to harm to the National Landscape, and where there has been little or no change in landscape conditions near or within the site (e.g. no additional substantial development has occurred near to the site).
- The site was refused planning permission due to harm to the National Landscape, and the currently proposed development is similar in scale and type to the refused proposal and there has been little or no change in landscape conditions near or within the site (e.g. no additional substantial development has occurred near to the site).

ii. Would development result in significant harm to the character of the National Landscape?

Sites located within the National Landscape will be discounted where three or more additional 'High' judgements are recorded in the Stage 1 assessment against High Sensitivity Indicators. These indicators closely align with the Special Qualities of the Cotswolds National Landscape, reflecting the area's sensitivity to change in relation to its scenic beauty, settlement form, and cultural heritage. They recognise the importance of protecting the Cotswolds' distinctive landform and skylines, visual openness and rural character. The focus on heritage features, settlement pattern, and separation between villages also supports the conservation of the area's historic environment and traditional landscape structure, both of which are integral to the Cotswolds' identity and sense of place.

High Sensitivity Indicators include:

- Adjacent to/designated heritage features (e.g. Conservation Areas or Scheduled Monuments) and could have a significant adverse impact
- Located on or close to prominent ridgelines, escarpments, or high ground
- Falls within clear views from public vantage points (roads, PRoWs, hills)
- Would extend the settlement in an uncharacteristic direction or weaken its structure/form

- Introduces a significant area of built form into a rural or visually sensitive landscape
- Would not be attached or adjacent to existing development
- Risks coalescence or erosion of settlement separation

If yes, the site has been assessed as being of 'High' sensitivity, therefore the site should be discounted. If uncertain, or criteria are marginal, flag for caution and review at Stage 2.

2. Categorise

Based on the questions above, categorise the site based on the following outcomes:

Outcome	Criteria Met	Action
Discount	Site is within the National Landscape and is deemed to have 'High' sensitivity to development.	Exclude from Stage 2 assessment
Flag for Caution	Site within the National Landscape and has a level of sensitivity. However, further assessment is required to determine overall sensitivity rating.	Carry forward for Stage 2 assessment with caveat
No Constraint	Site within the National Landscape and has limited sensitivity to development.	Carry forward for Stage 2 assessment

3. Brief Justification Note

A short 1–2 sentence note is then provided to summarise the reason for the decision. These will read similar to the following:

"Site lies within the Cotswolds National Landscape and occupies an elevated, exposed position highly visible from public viewpoints. Development would harm the nationally valued landscape character and setting and therefore the site has been discounted."

Or:

"Site was previously dismissed at appeal/discounted due to significant landscape harm to the National Landscape. The proposed development is similar in scale and type to that which is currently proposed. Therefore, the site has been discounted."

4. Stage 2 Assessments

4.1 The Stage 2 landscape assessments of sites will follow a standard five point scale of: Low; Low / Medium; Medium; Medium / High; and High. The full methodology will be provided in the final report.