

Study of land surrounding Key Settlements in Cotswold District: Update



Additional Sites 2: Final Report
to
Cotswold District Council

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COTSWOLD
DISTRICT COUNCIL



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Sites are considered in turn in settlement order with associated figures

Broad Campden
Chipping Campden
Willersey

Cover- Site R_484 Broad Campden from north

PART 1

1. Introduction

- 1.1. White Consultants were appointed by Cotswold District Council in April 2014 to undertake an update of the landscape assessment around key settlements¹ undertaken in 2000.
- 1.2. The scope of the study is to update the assessment taking into account the impact of any physical change since 2000, any revised assessments, policies and up-to-date guidance and focussing on the strategic housing land availability assessment (SHLAA) sites coming forward. The sites considered in this report are four further additional sites considered by Cotswold District Council as not being deliverable but which may be put forward by developers as part of a challenge to the emerging Local Plan.
- 1.3. The report should be considered as a second annex of a study of deliverable sites dated October 2014 which explains the method for assessment, the landscape context for the district and considers each settlement and its relationship with the surrounding landscape. This report does not repeat this information but the assessments of the sites works within its context. The study is intended to form part of the evidence base which will inform the Local Development Framework.
- 1.4. A separate settlement overview has not been carried out for Broad Campden as the site is considered to be covered adequately by the Chipping Campden overview.
- 1.5. The report is divided into two parts. In Part 1, we introduce the assessment (1.0) and briefly set out a summary of the site assessments [2.0]. The sensitivity assessments for each identified site are set out in Part 2 in settlement alphabetical order.

2. Summary of Findings

- 2.1. The landscape sensitivities of each site are summarised in Table 1.

Table 1 Sites landscape sensitivity- Housing

HOUSING SITES		
Settlement	Site Ref	Sensitivity
Broad Campden	R_484	High
Chipping Campden	CC_40	Medium/low
Willersey	W_4B	Medium/low
Willersey	W_10	High

¹ Study of Land Surrounding Key Settlements in Cotswold District, White Consultants, June 2000

PART 2

3. Site Sensitivities

3.1. The context of each settlement and sensitivity of each site is set out in the following pages. Below, an explanation of the purpose of each section is set out.

3.2. The assessment of each site is concise, picking out the main characteristics and factors which influence sensitivity.

Site Description

3.3. This section summarises the description of the site and its context drawing from desk study and site visits.

Site Sensitivity Summary

3.4. This section summarises the landscape sensitivity of the site for development. The method used to arrive at this judgement is explained in the method section. Where some parts of a site are less sensitive than other parts, and able to accommodate development, this is explained. For example, a medium sensitivity site is unlikely to be able to accommodate development throughout without significant character change.

Landscape context

3.5. The relevant national character area, landscape character type and landscape character area are noted. The Historic Landscape Character description covering the site is also set out.

Landscape Designations

3.6. Landscape designations are listed in this section and comments made as to the specific features. Designations can indicate that the area is sensitive.

Biodiversity Designations

3.7. Nature conservation designations are listed in this section and comments made as to the specific features. Designations can indicate that the area is sensitive. Where 'none' is stated this means that no national designations are present. However, this does not mean that there is no nature conservation value as no detailed assessment has been made.

Historic Designations

3.8. Historic conservation designations are listed in this section and comments made as to the specific features. Designations can indicate that the area is sensitive. Where 'none' is stated this means that no designations are present. However, this does not mean that there is no historical conservation value as no detailed assessment has been made.

Other constraints

3.9. Other factors such as the presence of Flood Zone 3 and public rights of way (PROW) are noted. The former can act as a very serious constraint whilst PROWs indicate the presence of sensitive receptors who may have views of the site or use it for recreational enjoyment and visual amenity.

4. Broad Campden

Site Reference: R-484	Settlement:	Broad Campden
DESCRIPTION:		
<p>The site comprises a strip of a large arable field west of the road to Chipping Campden on the northern fringes of the settlement. The land lies on a gentle rounded valley side. The boundary to the road is a hedge with occasional trees- ash and oak. To the south is the edge of the village comprising of 20c ribbon development terminating in a house with a large garden with mature trees including oaks and beeches. Dwellings continue on the west side of the road but all the dwellings lie in large mature gardens and are set back from the road edge. The eastern site boundary is open to the field. Some 20c ribbon development of houses in mature gardens in Chipping Campden start just north of the site. In winter there are views from the road across the site to the rolling landscape to the north east including the edge of Chipping Campden. To the north, there are views from the road towards the site approaching the village from Chipping Campden. At present the main features in this view are trees in Broad Campden Conservation Area and heavily filtered views of existing houses against a hill backcloth. A key view to the site is from the Monarch's Way which runs to the east through the field and links Chipping Campden with Broad Campden. Users have good views across to the Chipping Campden church in their panorama. The road and housing edge reduce tranquillity to a limited but the site feels rural and open as well as providing a physical and perceptual gap between the two settlements. It lies within the Cotswold AONB.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	High	
Justification:		
<p>The site has susceptibility to change through housing development as it is in open countryside with no vegetated boundary to the north east, and it contributes to the local rural character separating Broad Campden from Chipping Campden both physically and perceptually. The site is also highly visible from the Monarch's Way at an important point where users walking from the south have a superb view towards Chipping Campden church. The dwellings to the south west and south east are no justification for extending the settlement in this location as they are integrated by vegetation, which a new development would not achieve for many years. Any development would effectively join the settlements of Chipping Campden and Broad Campden which is highly undesirable. It would also not enhance the Broad Campden Conservation Area. The site also lies within the Cotswold AONB.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	17. Pastoral Lowland Vale	
<i>Landscape Character Area:</i>	Vale of Moreton	
<i>Historic Landscape Character:</i>	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	Within Cotswolds AONB.	
<i>Historic:</i>	Broad Campden Conservation Area lies to the south	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	Heart of England Way lies to the east	

5. Chipping Campden

Site Reference: CC-40	Settlement:	Chipping Campden
<p>DESCRIPTION:</p> <p>The site consists of parts of a dwelling and garden fronting Aston Road/B4035, parts of three further gardens, two paddocks and a rough grass area for storage and other uses. An outgrown hedge and fence separates the site from the western edge of Chipping Campden School's grounds and it bounds a number of 20c residential properties comprising ribbon development north of the Conservation Area. The site rises up steeply from the A4035 approaches from which there is presently a narrow track access. There is somewhat of a gap in the mature deciduous tree frontage at this point although there is a semi-mature conifer (probably a cedar) in front of the existing timber dwelling. The site is in the Cotswolds AONB and the Heart of England Way/Monarch's Way pass on the other side of the school playing fields to the east. A dwelling on the site is visible from the path as is the mature tree/s at the end of the gardens.</p>		
<p>LANDSCAPE SENSITIVITY:</p> <p>Evaluation: Medium/low</p>		
<p>Justification:</p> <p>The site has a degree of susceptibility to change through housing development in respect of being on rising ground with some mature trees which contribute to the skyline, visible from the Heart of England Way and on the town approaches. The site is separated from the Conservation Area by other development and existing buildings on the site are of limited merit. Provided any proposed development retains the key mature trees within the site, and hedges to the east, and reflects the vernacular to a high standard enhancing the A4035 approaches, then it may be acceptable.</p>		
<p>LANDSCAPE CONTEXT</p> <p><i>National Character Area:</i> Cotswolds</p> <p><i>Landscape Character Type:</i> 17. Pastoral Lowland Vale</p> <p><i>Landscape Character Area:</i> Vale of Moreton</p> <p><i>Historic Landscape Character:</i> Existing settlement - present extent</p>		
<p>CONSTRAINTS/DESIGNATIONS</p> <p><i>Landscape:</i> Within Cotswolds AONB.</p> <p><i>Historic:</i> none</p> <p><i>Biodiversity:</i> none</p> <p><i>Other (floodplain, PROWs):</i> none</p>		

6. Willersey

Site Reference: W_4B	Settlement:	Willersey
DESCRIPTION:		
<p>This site is a grass ley field. To the north, there is a well vegetated dismantled railway on low embankment which screens all views from the wider landscape in this direction, and a recent housing estate. To the east and west there are cut hedges, and to the south there is a hedge and low tree belt. The site occupies flat land, with open pasture fields to the south east and west. Although the site lies on the edge of the settlement, the dismantled railway is a strong boundary feature. The site is generally difficult to see into although distantly visible from the south. It is bounded by a PROW to the north and has some degree of tranquillity with a backwater feel on the edge of the settlement.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	Medium/low	
Justification:		
<p>The site's susceptibility to development is in its quiet character and location at the edge of the settlement, the adjacent PROW, the tree and hedge vegetation and distant visibility from the AONB to the south. Expansion here would be a significant extension to the settlement with a limited physical link to the existing edge as the adjacent housing has a very narrow entrance which is not suitable to serve a site of this size. However, it is screened from wider view to the north and west and its intrinsic sensitivity is limited.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Severn and Avon Vales	
<i>Landscape Character Type:</i>	Unwooded Vale	
<i>Landscape Character Area:</i>	Mickleton Vale Fringe	
<i>Historic Landscape Character:</i>	Less irregular enclosure partly reflecting former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	none	
<i>Historic:</i>	none	
<i>Biodiversity:</i>	watercourse along eastern and western boundaries	
<i>Other (floodplain, PROWs):</i>	PROW runs adjacent	

Site Reference: W_10	Settlement:	Willersey
DESCRIPTION:		
<p>This site lies on the rising scarp slopes south east of the settlement. It is sloping pasture used for horse grazing with dwellings lying along the road to the south in the typically linear traditional form of the core of the village. The listed Willersey House lies to the south east separated from the settlement and road by extensive grounds and high hedges. The site has a field access from the minor road. The eastern boundary is a fence with semi-mature conifers which allow filtered views into the site and are out of character with the area. The northern and western boundaries are outgrown hedges with gardens with mature trees beyond which tend to screen the site from view from the village edge to the north. The southern boundary is a low cut hedge bordering a garden.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	High	
Justification:		
<p>This site has susceptibility to housing development due to its location on the rising scarp slopes, the location next to a linear village edge which characterises the settlement, and proximity to Willersey House. Housing on the site would be out of character with the village Conservation Area as a block development and would adversely affect the approaches, within the AONB, and the Conservation Area, extending the built form up the slope. Willersey House is well separated from the village and reads as a dwelling in countryside so cannot be used as a justification for extending the settlement in this direction. Ideally, the conifers on the eastern boundary should be removed and replaced with native hedging and trees, and the field should remain in agricultural/grazing use.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Severn and Avon Vales	
<i>Landscape Character Type:</i>	19. Unwooded Vale	
<i>Landscape Character Area:</i>	Vale of Evesham Fringe	
<i>Historic Landscape Character:</i>	Less irregular enclosure partly reflecting former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	Within Cotswold AONB	
<i>Historic:</i>	Adjacent to Conservation Area	
<i>Biodiversity:</i>	watercourse along eastern and western boundaries	
<i>Other (floodplain, PROWs):</i>	PROW runs adjacent	