

Bourton-on-the-Water Site Assessments

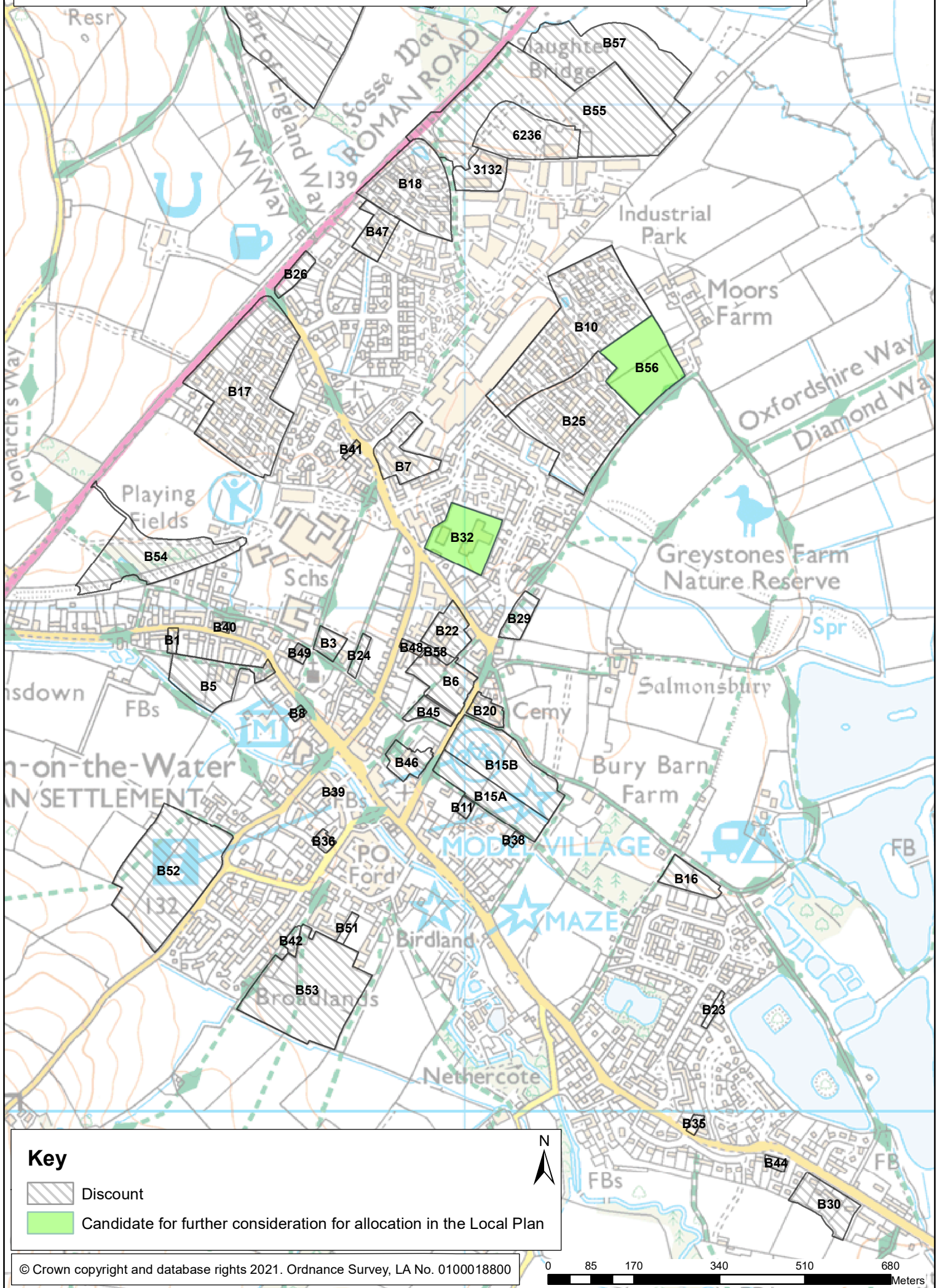
Strategic Housing and Economic Land Availability Assessment (2021)



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Bourton-on-the-Water - Summary Map of Site Assessment Conclusions



Site Assessments: Part I

Ref.	Address	Proposal	Assessment	Conclusion
B1	Ebley Tyres, High Street	3-4 homes	Below 5 dwelling threshold	Discount
B2	6 Station Meadow	Housing	Below 5 dwelling threshold	Discount
B3	Land adjacent to the Rectory, Rectory Lane	5-6 dwellings	Below 5 dwelling threshold - the land is an important last remnant of what was once the open setting of the High Street. The remaining open space should be conserved for what it says about the original form of the village and protecting the setting of the church and the Glebe. The south-west boundary is adjacent to the Conservation Area. There are also access and tree constraints, which collectively mean that 5 or more dwellings could not be delivered on the site.	Discount
B4	Barnfields	Housing	Development complete	Discount
B5	British Legion Site	Housing	Unavailable – Site currently used as the British Legion Branch social club, an auction house, car park and a playing field. The leases for the existing developed uses extend beyond 15 years. The playing field is owned by the parish council and has a covenant to "hold the land as a public ground for the resort and recreation of adults and for a playground for children and youths". There is also Flood Zone 3b, 3a (SFRA Level 2) along south-west boundary and Flood Zone 2 across most of the rest of the site and is also within the ground water flood risk zone (50-75%). There are also heritage and landscape constraints including the site being within the AONB and adjacent to the Conservation Area. A Public Right of Way also runs along the site's northern boundary.	Discount
B6	Car park adjacent Police Station	Housing	Unavailable - The site was introduced to the SHELAA through the Urban Capacity Study although it has subsequently been confirmed that the land is not available for development.	Discount
B7	Former Highways Depot	Housing	Development complete	Discount
B8	Hill view High Street	Housing	Development complete	Discount
B9	Land adjacent 4 The Gorse	Housing	Duplicate	Discount
B10	Land adjacent to Hackling House (Site B), Bourton Industrial Park	Housing	Development complete	Discount
B11	Land at 24 Rissington Road	Housing	Development complete	Discount

Ref.	Address	Proposal	Assessment	Conclusion
B12	Land at north of St Lawrence's	Housing	Duplicate of B3	Discount
B13	Land at Rectory	Housing	Duplicate of B3	Discount
B14	Land at Station Road	Housing	Duplicate of B17	Discount
B15A	Land south of The Manor Fields	Housing	Unsuitable - Development would be extremely problematic. The site forms is part of the Bourton Conservation Area as an "area of landscape value", providing an important open space in the village. Development would have a negative impact on the setting of a number of Listed Buildings and the AONB. There is also an important line of trees along north-west boundary – protected by both Conservation Area and TPO. The site is also designated a Local Green Space in the emerging Local Plan.	Discount
B15B	Land at The Manor Fields	Housing	Unsuitable - Whole site is a Scheduled Ancient Monument with important landscape value within the Conservation Area. The site is also designated a Local Green Space in the emerging Local Plan.	Discount
B16	Land north of Lamberts Field	Housing	Unsuitable - Unable to overcome Scheduled Ancient Monument constraint. The site also has additional access constraints.	Discount
B17	Land off Station Road	Housing	Development of 100 dwellings	Discount
B18	Land to the rear of the Coach and Horses, Stow Road (aka Meadow Way) adjacent Fosse Way	Housing	Development complete	Discount
B19	Old Gasworks Yard, Gasworks Lane	Housing	Duplicate of B42	Discount
B20	Pulham's Bus Depot, Station Road	Housing	Development complete	Discount
B21	Salmondsbury House, Station Road	Housing	Duplicate of B22	Discount
B22	Salmondsbury House, Station Road	Retail	Development complete - food store	Discount

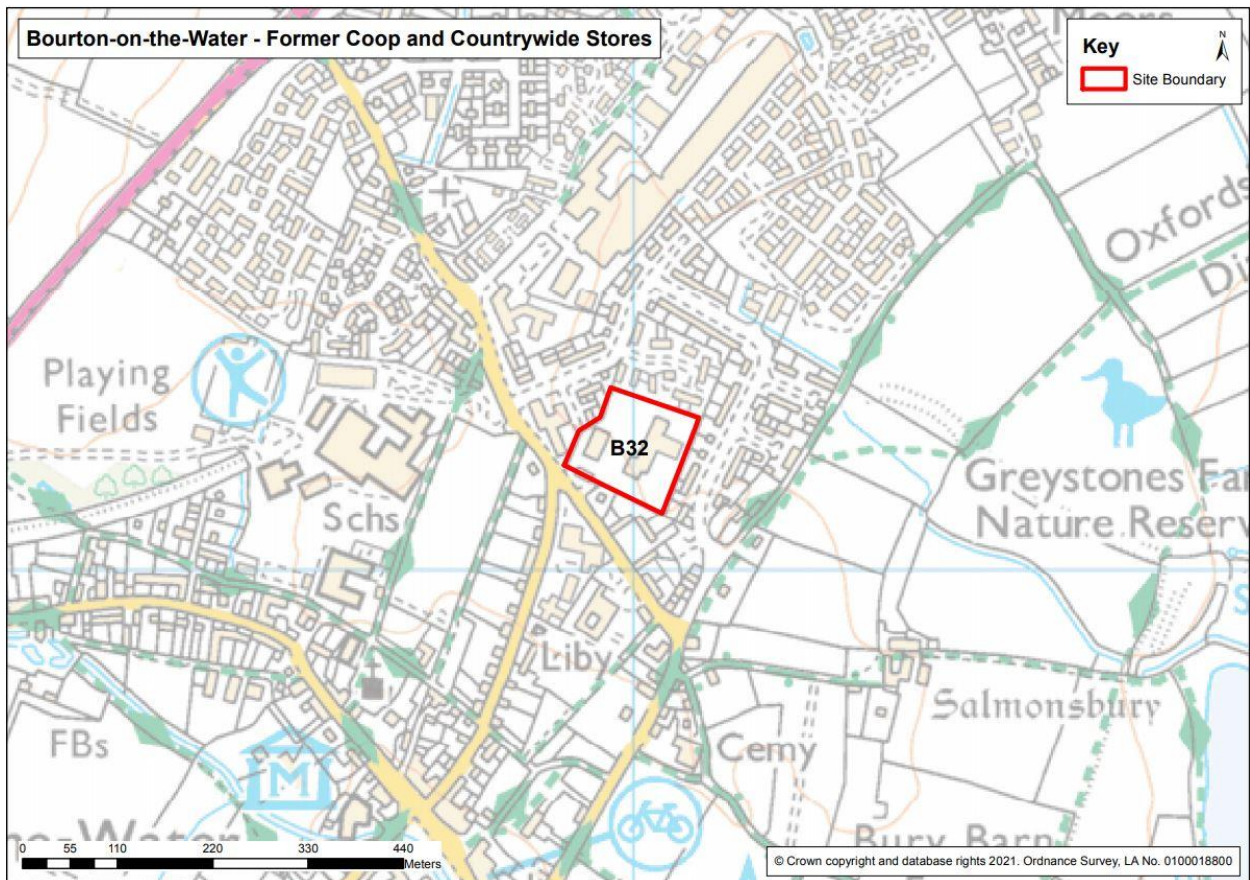
Ref.	Address	Proposal	Assessment	Conclusion
B23	Garage block near Rye Crescent	Housing	Below 5 dwelling threshold - the site is in multiple ownership. No expression of interest in developing the site and unable to determine whether site is available. Loss of garages + new houses would create parking issue.	Discount
B24	Gardens near Rectory Lane	Housing	Below 5 dwelling threshold - the site is owned by Bourton-on-the-Water Parish Council, who have given no expression of interest in developing the site.	Discount
B25	Land adjacent to Hackling House, Bourton Industrial Park	Housing	Development complete	Discount
B26	Land between Fosseway & Springvale, known as Springfield Allotments	Housing but potential for other uses	Unsuitable - The site in active allotment use and should be retained if needed unless a suitable alternative location can be found. In addition, the site is linear, is in close proximity to the Fosse Way and contributes to the landscape setting of Bourton when viewed from the Fosse Way. Furthermore, the site has access issues and breaks away from the existing settlement line.	Discount
B27	Large car park and garden off B4008	Housing	Duplicate of B6 & B45	Discount
B28	Large garden, Roman Way	Housing	Development complete	Discount
B29	Large gardens east of junction of Roman Way and Moor Lane	Housing	Below 5 dwelling threshold - development of a density that would meet the 5 dwelling minimum threshold would be unsuitable. Strong tree-belt on Roman Way, which would constraint the developable area. Site is a Scheduled Ancient Monument and developer would have to work with English Heritage to establish whether any development is acceptable. Other constraints include: AONB; filled quarry or landfill buffer zone.	Discount
B30	Large gardens Rissington Road	Housing	The site is predominantly in SFRA Level 2 Flood Zone 3b. The remaining site area is below the 5 dwelling threshold. In addition, the development would be unachievable + site is in multiple ownership. No expression of interest in developing the site.	Discount
B31	British Legion Site	Housing	Duplicate of B5	Discount
B32	Co-op, Countrywide Stores and Arthur Webb Dealership, Station Road	Housing, employment or retail	Detailed site assessment provided in Part 2	See Part 2
B33	Larch House	Housing	Duplicate of B54	Discount

Ref.	Address	Proposal	Assessment	Conclusion
B34	Pulhams Bus Depot	Housing	Duplicate	Discount
B35	Roof Trees Rissington Road	Housing	Development complete	Discount
B36	South Lawn, Victoria Street	Housing	Development complete	Discount
B37	South Lawn, Victoria Street	Housing	Duplicate of B36	Discount
B38	31 Rissington Road	Housing	Development complete	Discount
B39	Cotswold Perfumery Victoria Street	Housing	Development complete	Discount
B40	The Paragon Garage, Lansdown	Housing	Development complete	Discount
B41	2 Station Road	Housing	Development complete	Discount
B42	Gas Works Lane	Housing	Development complete	Discount
B43	Land at 58 Melville	Housing	Development complete	Discount
B44	Land at Stoneways Gorse Meadow	Housing	Development complete	Discount
B45	Larch House, Station Road	Housing	Development complete	Discount
B46	The Manor	Housing	Below 5 dwelling threshold - site is in the curtilage of a Listed Building. Conversion of the existing building is unlikely to meet the 5 dwelling minimum threshold, if it can be achieved at all.	Discount
B47	Land east of Coach & Horses	Housing	Development complete	Discount
B48	Police Station, Moore Road	Housing	Below 5 dwelling threshold	Discount
B49	Library & Youth Centre	Housing	Development complete	Discount
B50	Car park at Rissington Road	Housing	Removed at Part I of SHLAA Assessment	Discount

Ref.	Address	Proposal	Assessment	Conclusion
B51	Land at Clapton Row	Housing	Below 5 dwelling threshold. Lapsed Planning Permission (ref: 16/04665/OUT)	Discount
B52	Pockhill Farm, Pockhill Lane	Housing	Unsuitable - Highly sensitive location in the AONB. High landscape impact with topography rising above Bourton. New development would be visible within the landscape. Site also has access issues with very narrow approach roads, which would not be suited to an intensification of use.	Discount
B53	Land at Broadlands	Housing	Unsuitable and unachievable - Highways access issue cannot be overcome. Gasworks Lane, a very narrow residential road with parked vehicles, currently provides access to the site. Intensification of use of Gasworks Lane would be unsuitable. The site also has an open character and is part of Bourton's rural edge and forms part of the town's setting within the AONB, particularly from the footpaths running through the site. The site also possibly has ridge and furrow.	Discount
B54	Land off Lansdowne Road and Green Lake Close	36-42 homes	Unsuitable - The former railway embankment currently provides a firm boundary between the built up area of the village and the Fosse Way. The removal of this embankment would remove the boundary. The embankment also provides a historic screening feature for the landscape setting of Bourton when viewed from the Fosse Way. The site is adjacent to a Scheduled Ancient Monument. It also contains a pond, which would need to be retained within any development.	Discount
B55	Land north of Bourton Business Park	Employment	Extant planning permission for B class uses (ref: 18/04764/REM).	Discount
B56	Land off Mallard Crescent	38 homes	Detailed site assessment provided in Part 2	See Part 2
B57	Land north of Bourton Industrial Estate	10 employment units	Detailed site assessment provided in Part 2 – however, this finds the site to currently be unsuitable for allocation in the Local Plan	Discount
B58	Part of Station Road Car Park	9 single bed flats	Detailed site assessment provided in Part 2 – however, this finds the site to currently be unsuitable for allocation in the Local Plan	Discount

Site Assessments: Part 2

Former Coop and Countrywide Stores (ref: B32)



Proposal: Redevelopment

Land ownership: Single ownership

Assessment date: January 2021

Site area: 1.29ha

Site description

The site is located to the north of Bourton-on-the-Water and has a pre-existing access from Station Road. It comprises several large vacant commercial buildings, which previously accommodated Countryside Stores and the Coop food store, and their large customer car park.

The site is bound by trees to the north, east and south-east with housing beyond. To the south-east, there is the George Moore Community Centre and the new Coop food store, which are located on the opposite side of Station Road.

Planning history

This is a summary of the key planning applications and is not a comprehensive list

The site is located within the Bourton-on-the-Water development boundary, as defined by the adopted Local Plan. The former use of the site falls within Use Class E(a) (Retail) and Sui Generis. Under Class E, the use of the existing buildings could change to a range of other uses such as café, offices, indoor sport, day nursery or light industry without the need for planning permission.

Landscape

These comments are made on the basis of a survey conducted by a qualified Landscape Officer. An appraisal would be required of any development proposal (desktop and site assessments) undertaken by an appropriately qualified and experienced landscape professional.

Description:

The parcel comprises disused commercial buildings and their surrounding car parking areas. It is located within the Bourton development boundary and is enclosed on all sides by urban features.

Landscape Context

National Character Area 107: Cotswolds

Landscape Character Type 17: Pastoral Lowland Vale

Landscape Character Area 17A: Vale of Bourton

Constraints/Designations

Landscape: Within the Cotswolds AONB

Historic: No listed buildings within the parcel or the immediate vicinity. Not within the Conservation Area which is located south of the parcel.

Other (floodplain, PRowWs): No PRow within the parcel. PRow are present within the local area.

Landscape sensitivity:

Evaluation: **Low**

Justification: The parcel is located within the settlement and development boundary. It has been previously developed and its current usage is vacant commercial buildings and car parking, which gives the site an urban context. The landscape sensitivity of the parcel is considered to be **Low**. Consideration should be given to the design and scale of any proposal to ensure the proposal does not dominate or appear discordant within the local townscape and street scene.

Biodiversity

These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer in winter. Further specialist survey work may be required before the site can be allocated in the Local Plan.

The site is within the Cotswold Valleys Nature Improvement Area. The northern half of the site is in a Great Crested Newt amber zone.

The site includes several buildings and tarmacked car park areas. These are unlikely to contain high levels of biodiversity, although the buildings may provide habitat for bat roosting.

The site is bound by trees. These are likely have higher biodiversity value and may accommodate some protected species. It is expected that this site could be redeveloped without damaging trees.

Potential enhancements to deliver biodiversity net gain on this site might include SuDs, native species planting, bird and bat boxes and bat access tiles.

Trees

These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer in winter. An Arboricultural Report that accords with BS 5837:2012 would be required of any development proposal.

The site has trees along the northern, eastern and southern boundaries, which are protected by Tree Preservation Orders. These include a mixture of Ask, Field Maple, Horse Chestnut, Lime, Oak, Sycamore and Willow. It is anticipated that the trees could be retained within a well-designed scheme.



Historic Environment (excluding archaeology)

These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer. A full historic environment or heritage assessment would be required of any development proposal.

Context: The vacant retail units are modern in design and have a functional aesthetic appearance. These, together with their car parking area, detract from the historic environment of this part of the village.

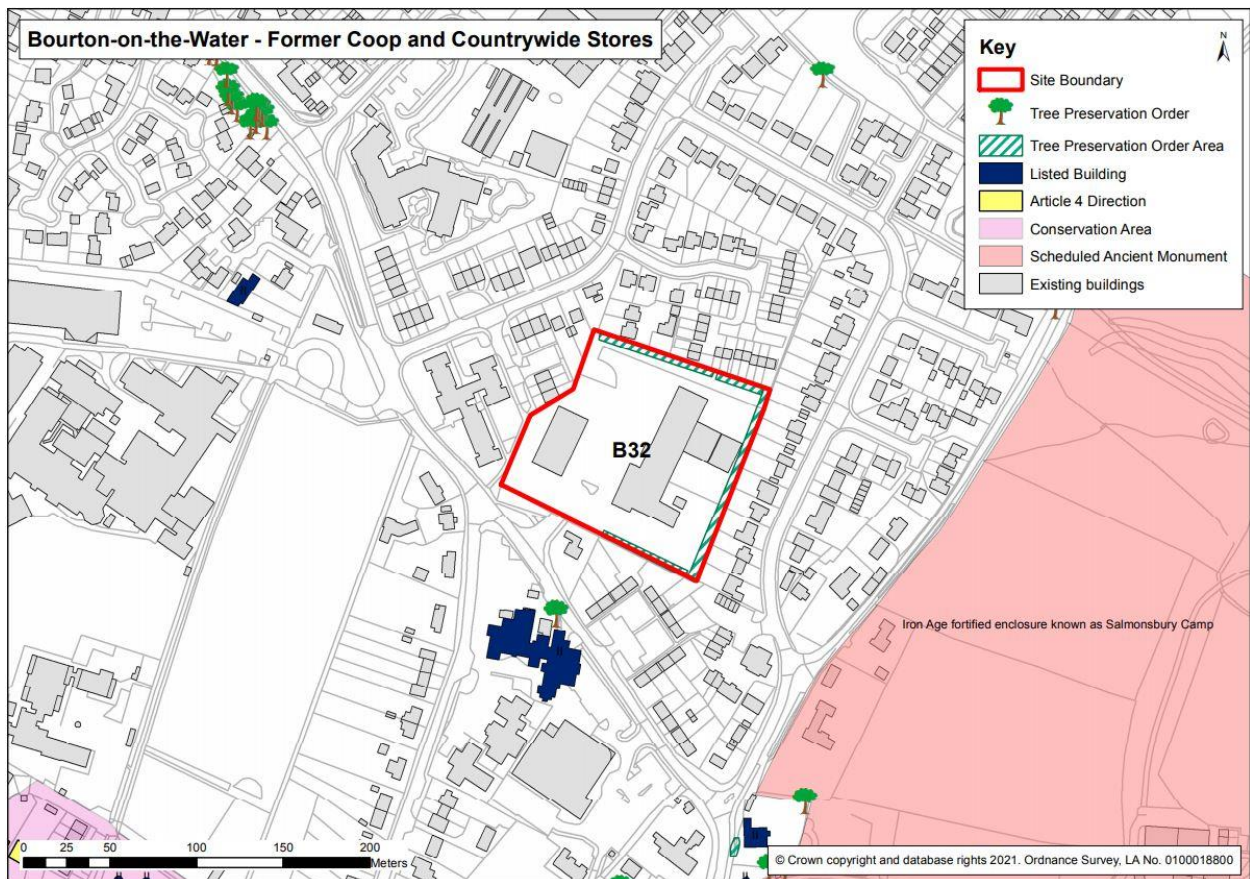
The site is mostly surrounded by mid to late 20th Century housing development. The adjacent Moore Cottage Hospital and the recently completed Coop food store have installed a new dry stone wall made from Cotswold Stone and a resurfaced car park. The new Coop building has a modern design. Collectively, these provide a modern take on the traditional Cotswold village setting, which works well in this location.

Designated heritage assets: The site does not contain any designated heritage assets. However, it is adjacent to a Grade II listed building (Moore Cottage Hospital - now George Moore Community Centre). The site is located approximately 300m to the north of the Bourton-on-the-Water Conservation Area but is not visible from the Conservation Area. A Scheduled Ancient Monument (Iron Age Fortified Enclosure) is located approximately 95m to the east of the site.

Non-Designated Heritage Assets: None known

Heritage at risk issues: None

Opportunities: To improve the setting of Moore Cottage Hospital and the general appearance of this part of the village.



Other issues / constraints

- The eastern half of the site is modelled to be within an area with high Ground Water Flood risk (greater than 75%) – further investigation would be required;
- Brownfield site – demolition and clean-up costs;
- Flat topography;
- The principle of retail development on this site is already established by the existing use. There is a local aspiration to provide some retail uses on this site, as the shopping facilities in the village centre are said to be targeted mainly at the tourist market. The Cotswold Retail Study (Dec 2016) notes a need for 250sq m of comparison goods floorspace and 60sq m of convenience goods floorspace in Bourton-on-the-Water, so this site may be suitable to accommodate this need. However, the site is located outside the District Centre boundary, as defined by the adopted Local Plan. Any intensification of retail use would therefore require a retail sequential test;
- Amenity of adjacent properties, particularly those neighbouring the site to the north and north-west. These will likely influence the design of any proposal;
- Contamination - This is a brownfield site, which is known to have been used for a garage operation. There is therefore potential for the site to be contaminated;
- Potential archaeology; and
- The south-western corner is in the Oxford Kidlington Airfield Safeguard Area.

Summary

The site is vacant previously developed land within the built up area of Bourton-on-the-Water. It currently detracts from the surrounding area. There is an opportunity to bring this site back into active use and deliver a number of improvements, including ecological enhancements, the setting of Moore Cottage Hospital, the general appearance of this part of the village and the reuse of a vacant brownfield site. The site would be suitable for various different

uses. Given the importance of Bourton-on-the-Water for its historic environment and for its role in tourism, it is key that the design of this site incorporates a high quality built environment and green infrastructure in line with the Cotswold Design Code.

Recommendation

B32: this site is a candidate for further consideration for allocation within the Local Plan.

Indicative capacity

The same amount of retail floorspace that exists on the site already;

32 homes (based on a density multiplier assumption – a higher or lower number may be suitable subject to a detailed design); or

A mixture of ground floor commercial and residential development.

Proposed site design brief if the site was allocated in the Local Plan

The following is not an exhaustive list and further guidance on design requirements will be provided through the pre-application process. Developments will be expected to comply with the requirements of the Cotswold Design Code and to deliver high quality built and green infrastructure design.

If B32 were to be developed:

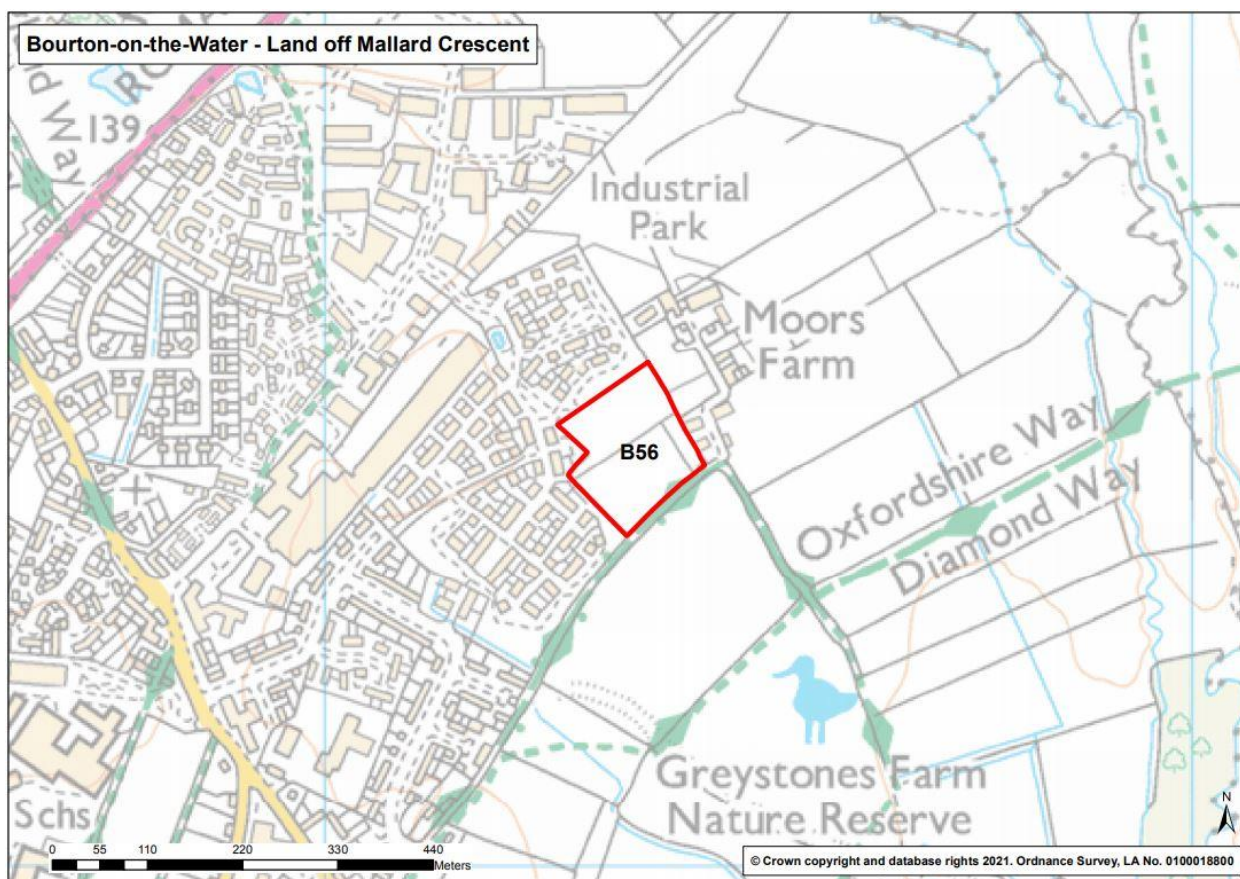
- Strong Green Infrastructure framework must be provided that enhances the existing tree belt and that provides biodiversity links on an E/W basis.

Key actions required

Actions for developer

- A townscape assessment of the development proposal;
- An Arboricultural Report that accords with BS 5837:2012;
- A Full Ecological Survey to check for any potential constraints e.g. bats in the buildings;
- Further investigation of the potential contamination issue; and
- Further investigation of ground water flood risk issue.

Land off Mallard Crescent (ref: B56)



Proposal: 38 homes

Assessment date: January 2021

Site area: 1.83ha

Land ownership: Single ownership

Site description

The site is located to the north-east of Bourton-on-the-Water on gently sloping land. It is mostly pastoral field used as a horse paddock, which is divided by post and rail fencing. There is also a small area used as a chicken coup in the south-east corner.

The site has a road access already installed in the north-west corner from Mallard Crescent.

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.

Planning history

This is a summary of the key planning applications and is not a comprehensive list

The site is located outside the development boundary of Bourton-on-the-Water, as defined by the adopted Local Plan. The site has no planning application history of its own, although it is located adjacent to a large recently completed housing development (refs: 13/00291/OUT; 15/00818/REM; 16/03834/FUL).

Landscape

These comments are made on the basis of a survey conducted by a qualified Landscape Officer. A full landscape and visual impact assessment would be required of any development proposal (desktop and site assessments) undertaken by an appropriately qualified and experienced landscape professional.

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.

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.

Landscape Context

National Character Area 107: Cotswolds

Landscape Character Type 17: Pastoral Lowland Vale

Landscape Character Area 17A: Vale of Bourton

Constraints/Designations

Landscape: Within the Cotswolds AONB

Historic: No listed buildings within the parcel or vicinity. No Conservation Area in the vicinity of the parcel.

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.

Landscape sensitivity:

Evaluation: **Low/Medium**

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 AONB 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 in to the landscape.

Biodiversity

These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer in winter. Further specialist survey work may be required before the site can be allocated in the Local Plan.

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 and therefore a survey of the grassland and a survey of the grassland would be required at the appropriate time of year.

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.

Trees

These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer in winter. An Arboricultural Report that accords with BS 5837:2012 would be required of any development proposal.



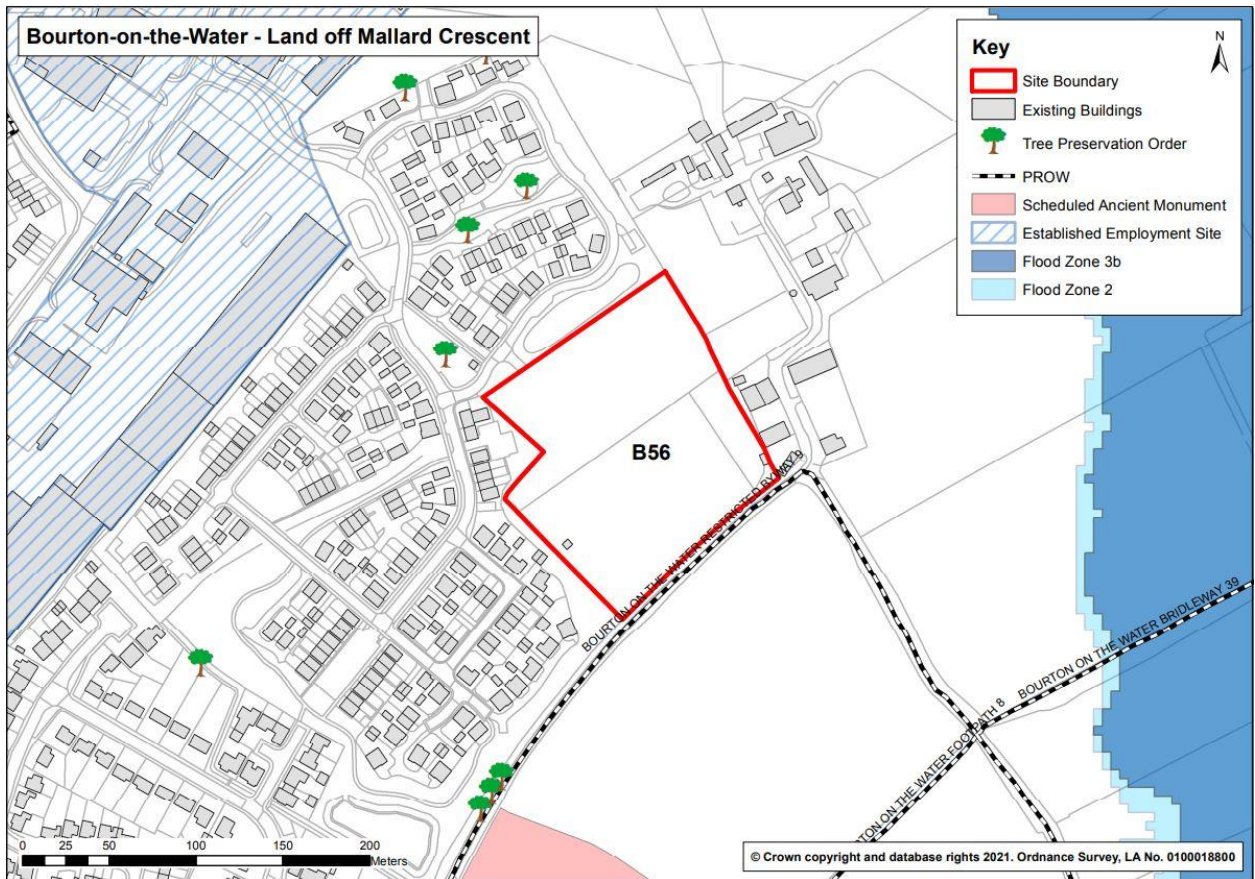
The site does not contain any trees which are protected by a Tree Preservation Order. The trees that are present are limited to being within the outgrown hedges that bound the site. There are no particularly fine specimens but the value of the trees is their function in screening the site from the surrounding AONB landscape, as well as their ecological value. The loss of these trees would likely make the site less developable.

Some native species tree planting has been installed adjacent to the north-western boundary, which will increasingly screen the site from the neighbouring housing development.

It is likely that this site could be developed without harming any trees. There may also be opportunities for additional tree planting through the development of this site.

Historic Environment (excluding archaeology)

These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer. A full historic environment or heritage assessment would be required of any development proposal.



Bourton-on-the-Water has a Conservation Area. This is focussed on the historic core of the town nearly 700m to the south-west of the site and is screened by existing development. Similarly, the site is not within the setting of any listed buildings – the nearest listed buildings being located over 500m to the south and west and are screened by existing development.

The site is located 130m to the north of a Scheduled Monument (Iron Age fortified enclosure known as Salmondsbury 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.

The development is neighboured by recently completed housing to the north and west, albeit a tall hedge screens the housing to the west. To the east, the building form is rural and agricultural in nature, although a tall hedgerow also screens this.

The site was once part of a larger agricultural field, the northern part of which is now housing development. The development of the remaining part of this field would therefore preserve the historic field pattern.

Other issues / constraints

- The site is well-contained by the public right of way to the south-east, neighbouring developments to the north and west, and by the hedgerows that bound the site;
- The site is modelled to be within an area with high Ground Water Flood risk (greater the 75%) – further investigation would be required; and
- In the Oxford Kidlington Airfield Safeguard Area.

Summary

The site is relatively unconstrained other than that it is a greenfield site within the AONB, which forms part of the rural setting of the village. However, the site is well-contained and is screened from the surrounding landscape. It is surrounded by built form on three sides. The development of this site would also respect the historic field pattern and could be achieved without harming any trees or hedgerows. There are also opportunities for ecological

enhancements but further understanding is needed on the impact of development on the nearby Gloucestershire Wildlife Trust Site.

Recommendation

B56 is a candidate for further consideration for allocation within the Local Plan.

Indicative capacity

38 homes (based on the submitted design proposal, which accords with the density multiplier assumption and the provision of additional green / blue infrastructure)

Proposed site design brief if the site was allocated in the Local Plan

The following is not an exhaustive list and further guidance on design requirements will be provided through the pre-application process. Developments will be expected to comply with the requirements of the Cotswold Design Code and to deliver high quality built and green infrastructure design.

If B56 were to be developed, the design should:

- Increase planting to soften the settlement edge and aid in the assimilation of the development into the landscape.
- Continue the landscape buffer along the south-western boundary
- Provide access from the parcel to the public footpath network;
- Provide sufficient public open space that residents walk there rather than visiting the Gloucestershire Wildlife Trust site.



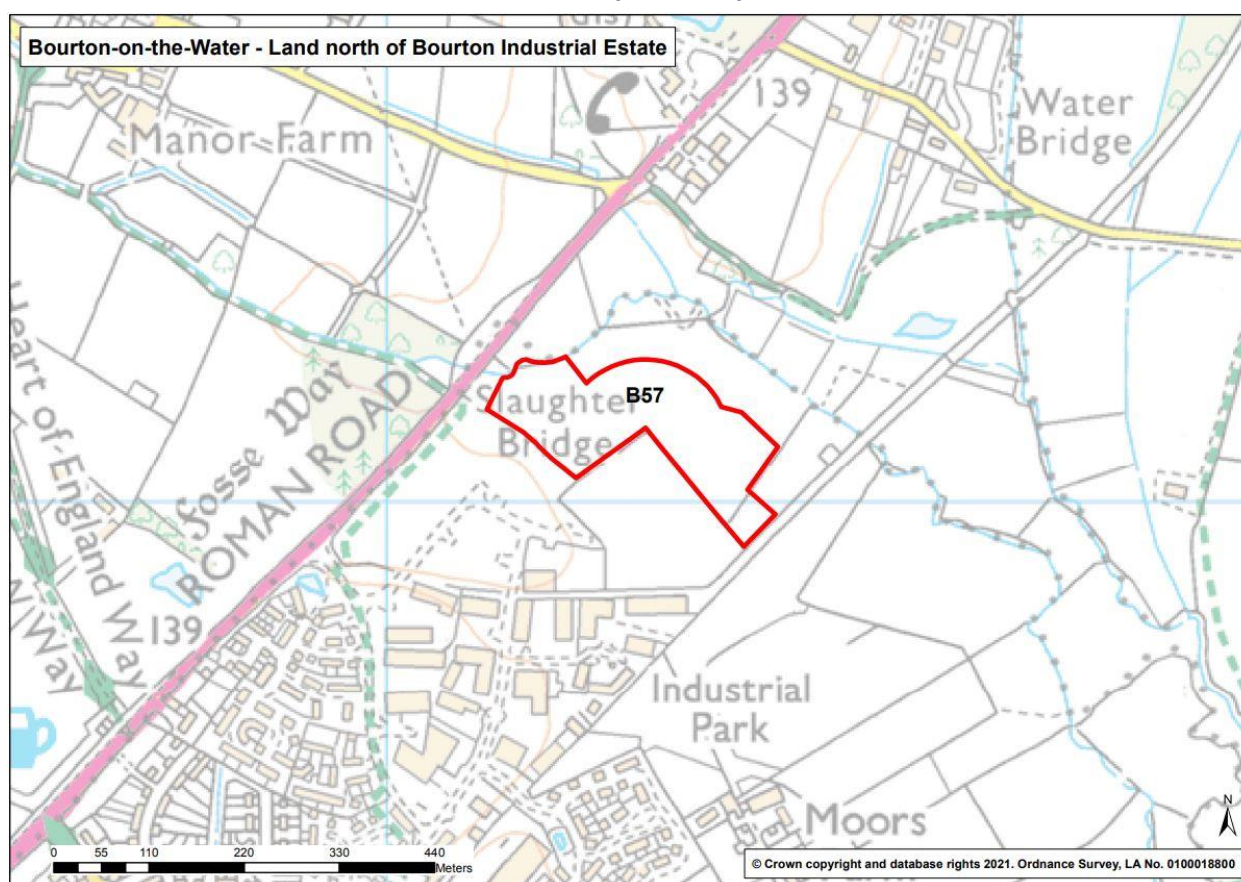
Key actions required

Actions for the developer

- Further assessment on whether the development of this site will affect the setting of the Scheduled Monument to the south.
- Preliminary Ecological Assessment.

- Assessment of the impact of development on the nearby Gloucestershire Wildlife Trust site.
- Investigation of ground water flood risk issue.

Land north of Bourton Industrial Estate (ref: B57)



Proposal: 10 further employment units once the existing extension to Bourton Industrial Estate is complete.

Land ownership: Single ownership

Site area: 3.34ha

Assessment date: January 2021

Site description

The 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.

Planning history

This is a summary of the key planning applications and is not a comprehensive list

The site is located outside the Bourton-on-the-Water development boundary, as defined by the adopted Local Plan.

The site has no planning history of its own, although a large extension to Bourton Industrial Estate is under construction on adjoining land to the south (refs: 15/03318/OUT and 18/04764/REM). This will provide additional B1 (office and light industrial), B2 (general industrial) and B8 (storage and distribution) employment units. The design of this scheme leaves entrance and exit roads to serve B57.

Landscape

These comments are made on the basis of a survey conducted by a qualified Landscape Officer. A full landscape and visual impact assessment would be required of any development proposal (desktop and site assessments) undertaken by an appropriately qualified and experienced landscape professional.

Description:

The parcel is located to the north east of the existing Bourton Industrial Estate and comprises pastoral fields bound by hedgerows and trees. A watercourse is also present to the north.

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.

Landscape Context

National Character Area 107: Cotswolds

Landscape Character Type 17: Pastoral Lowland Vale

Landscape Character Area 17A: Vale of Bourton

Constraints/Designations:

Landscape: Within the Cotswolds AONB

Historic: No listed buildings within the parcel or vicinity. No Conservation Area near the parcel.

Other (floodplain, PROWs): 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 Sensitivity:

Evaluation: **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 AONB but the presence of adjacent industrial development and perceptual detractors in the vicinity has been considered.

Biodiversity

These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer in winter. Further specialist survey work may be required before the site can be allocated in the Local Plan.

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 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.

Trees

These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer in winter. An Arboricultural Report that accords with BS 5837:2012 would be required of any development proposal.



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.

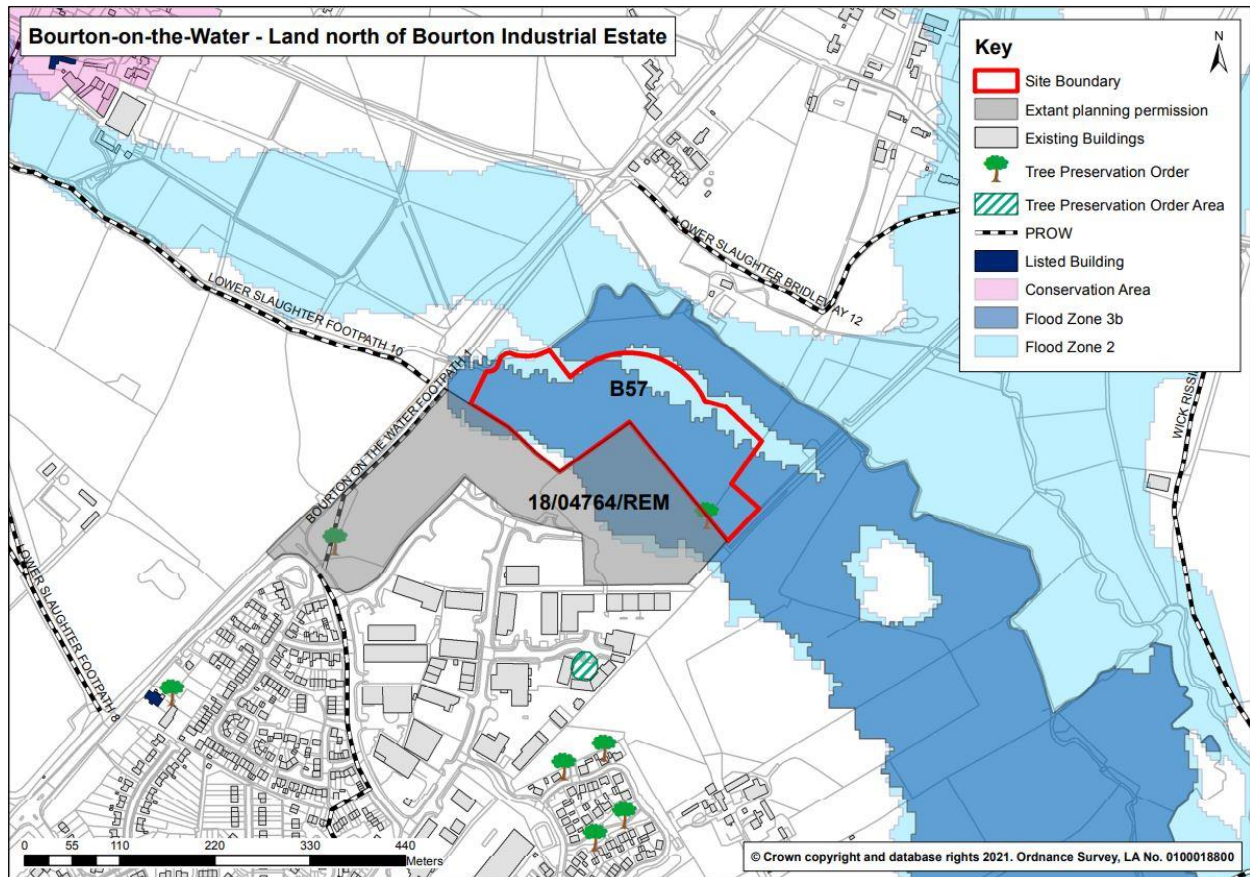
An Ash tree is located in the south-east corner, which is protected by a Tree Preservation Order. The trees within the river corridor to the north-east have particular value as part of a wildlife corridor. The trees that follow the course of the former railway line to the east have a similar function. There do not appear to be any particularly fine specimens which are worthy of an individual Tree Preservation Order. However, the trees in this location have a collective importance of screening views of the industrial estate within the wider AONB landscape. The removal of any trees would make B57 less developable.

The hedgerows around the site boundaries appear on the 1884 Ordnance survey and are therefore likely to be pre-enclosure hedges and would be considered important under the Hedgerows Regulations 1997.

There is an opportunity to provide additional tree planting, particularly wetland trees, within and around the site, particularly along the river corridor to the north.

Historic Environment (excluding archaeology)

These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer. A full historic environment or heritage assessment would be required of any development proposal.



Designated heritage assets: The site does not contain any designated heritage assets. It is located over 500m to the south-east of Lower Slaughter Conservation Area and over 1,200m to the north of Bourton-on-the-Water Conservation Area. It is not visible from either Conservation Area. The nearest listed building is located approximately 400m to the north (Grade II listed Waterbridge over River Dikler). The site is not within the setting of any listed buildings.

Non-Designated Heritage Assets: None known

Heritage at risk issues: Historic mapping identifies that the modern-day field boundaries are for the most part consistent with their original form. However, a section of field boundary within the central part of B57 has been removed. The proposed development would depart from the historic field pattern and instead follows the extent of the flood zone.

Opportunities: there is an opportunity to restore missing parts of the historic hedgerow network.

Other issues / constraints

- The Environment Agency flood risk maps show the site to be within Flood Zone 3. 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.
- Delivery – the site would be delivered after the completion of the already approved industrial estate extension, which is being built out as and when there is demand. It is unlikely that B57 would be completed by 2031 – the site is submitted to form part of the longer-term employment land supply.
- I seem to remember there being parking issues in the neighbouring estate and double yellows had to be introduced but this now affects local residents. Although strictly not a direct planning history, the industrial estate is causing local issues – not sure how best to capture this.

- A soil survey required to understand if it is best and most versatile agricultural land
- Potential archaeology
- The site is modelled to be within an area with high Ground Water Flood risk (greater than 75%) – further investigation would be required
- The south-western corner is in the Oxford Kidlington Airfield Safeguard Area

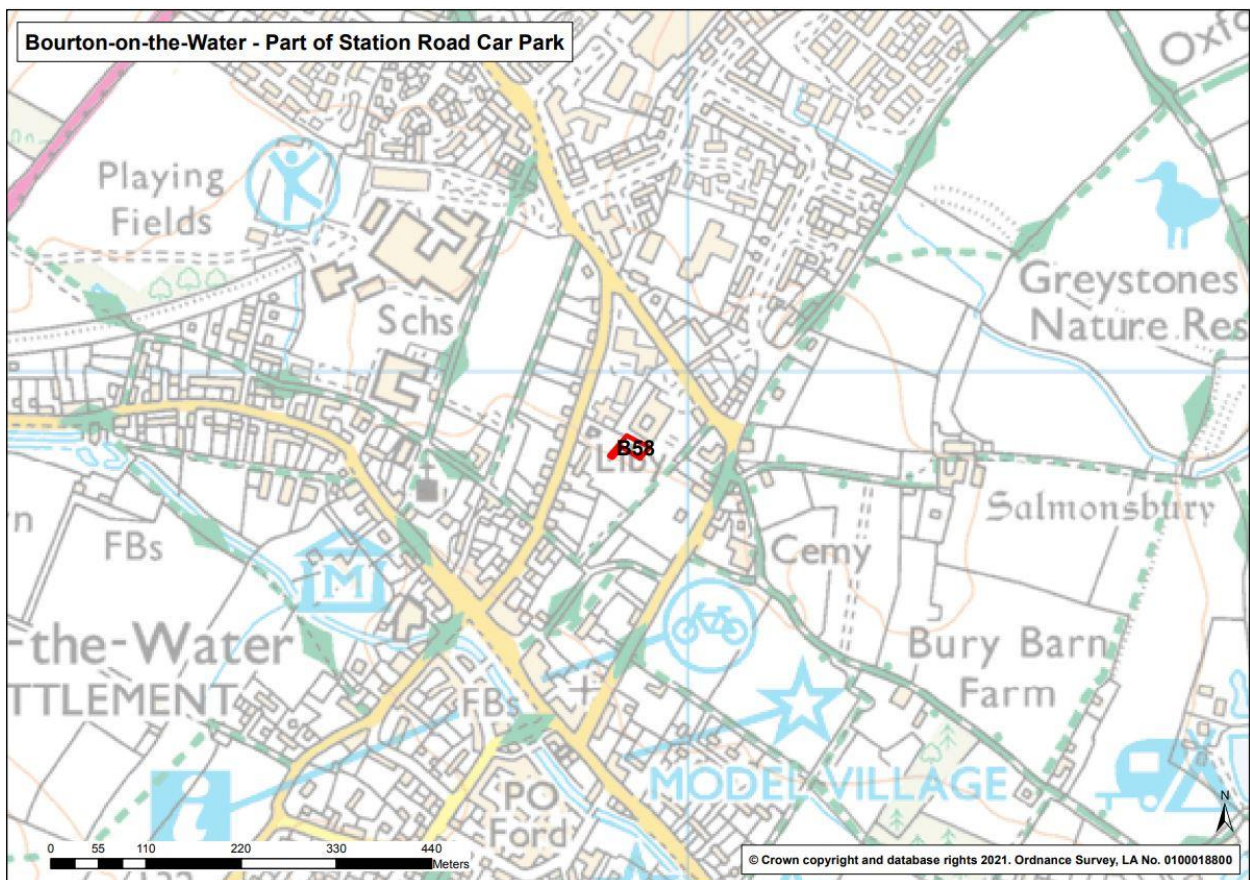
Summary

The site would be a further northwards extension to Bourton Industrial Estate. A flood risk assessment establishes that the site has low flood risk. The proposal is assessed to have a 'Medium' landscape impact. However, there are concerns about the impact on biodiversity, particularly the loss of Priority Habitat, the impact on the River Eye Local Wildlife Site and the impact on other protected species, including Great Crested Newts. There are also concerns about the timing of delivery, which would more likely form part of the long-term employment land supply rather than a site that would be delivered before 2031.

Recommendation

B57: this site is not suitable for allocation in the Local Plan, primarily due to the impact on biodiversity and the loss of priority habitat. It would also unlikely be delivered before 2031.

Part of Station Road Car Park (ref: B58)



Proposal: A three-storey building containing 9 single bed flats

Assessment date: January 2021

Site area: 0.05ha

Land ownership: Single ownership

Site description

The site is located in the north-west corner of the Station Road Car Park, which is a private car park available for public use. The site currently provides around 30 car parking spaces.

To the north-east is the recently completed Coop food store; to the north-west is residential development and the Moore Health Centre; to the south-west is the Station Road Car Park; and to the south-east is April Rise, which comprises 7 flats.

Planning history

This is a summary of the key planning applications and is not a comprehensive list

The site is located within the Bourton-on-the-Water development boundary, as defined by the adopted Local Plan.

- 20/04313/FUL – “Part change of use of car park, and construction of 9 single bedroom flats”. Pending consideration
- 20/03129/FUL – “Part change of use of car park and construction of 9 No. single bedroom flats to rent”. Returned

Landscape

These comments are made on the basis of a survey conducted by a qualified Landscape Officer. A full landscape and visual impact assessment would be required of any development proposal (desktop and site assessments) undertaken by an appropriately qualified and experienced landscape professional.

Description:

The parcel forms part of an existing car park within the Bourton-on-the-Water settlement. It is located within the Bourton development boundary and is enclosed on all sides by urban features.

Landscape Context

National Character Area 107: Cotswolds

Landscape Character Type 17: Pastoral Lowland Vale

Landscape Character Area 17A: Vale of Bourton

Constraints/Designations

Landscape: Within the Cotswolds AONB

Historic: No listed buildings within the parcel or the immediate vicinity. Not within the Conservation Area which is located south of the parcel.

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.

Landscape sensitivity:

Evaluation: **Low**

Justification: The parcel is located within the settlement and development boundary. It has been previously developed and its current usage is for parking, this gives it an urban context. The landscape sensitivity of the parcel is considered to be **Low**. Consideration should be given to the design and scale of any proposal to ensure the proposal does not dominate or appear discordant within the local townscape and street scene.

Biodiversity

These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer in winter. Further specialist survey work may be required before the site can be allocated in the Local Plan.

The site is not within an area covered by a formal nature conservation designation. It is a car park and is expected to have limited ecological interest. There may be opportunities to provide some ecological enhancements, such as bird boxes, bat access tiles and native species planting.

Trees

These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer in winter. An Arboricultural Report that accords with BS 5837:2012 would be required of any development proposal.

The site does not contain any trees and has limited options for tree planting.



Historic Environment (excluding archaeology)

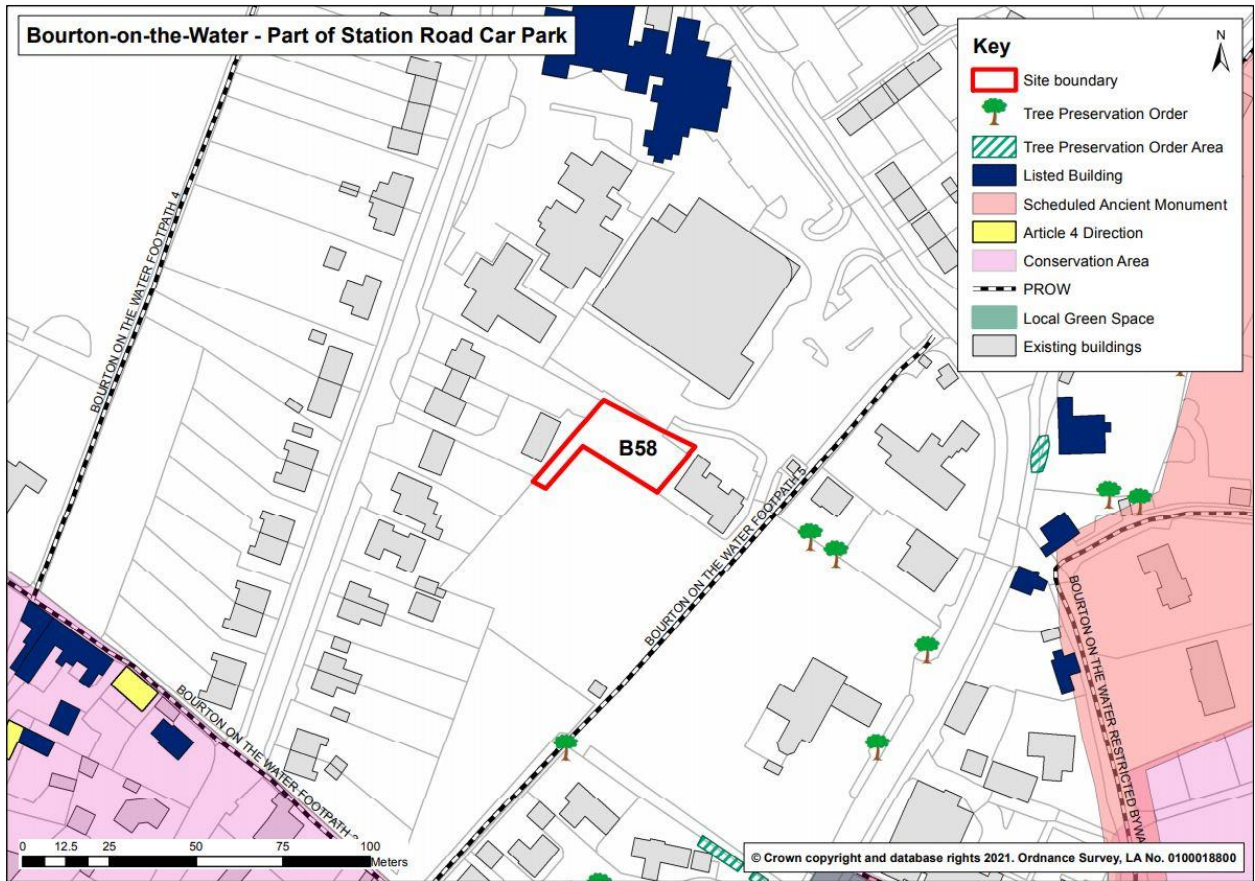
These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer. A full historic environment or heritage assessment would be required of any development proposal.

The site is located approximately 115m to the north of the Bourton-on-the-Water Conservation Area. The site is visible from the Conservation Area but the development of the site is unlikely to have a significant impact on the setting of the Conservation Area due to the car parking area in-between, which is a dominant feature.

Although the site is located approximately 100m to the west of several Grade II listed buildings, it is not located within the setting of any listed buildings as they are screened by existing development.

The site is approximately 110m to the west of a scheduled Monument (Iron Age fortified enclosure known as Salmondsbury Camp).

The site does not contain any Non-Designated Heritage Assets. It is seen in the context of modern development and the surrounding car park.



Other issues / constraints

- The eastern half of the site is modelled to be within an area with higher Ground Water Flood risk (between 50% and 75%) – further investigation would be required;
- Scale of proposal – there are concerns about the height and size of the nine dwelling proposal. A smaller scheme would be more appropriate to this location – for example, a two-storey building with four flats instead of nine;
- Amenity issues - there are also concerns about overlooking / light impact on neighbouring properties;
- Loss of car parking spaces; and
- In the Little Rissington Airfield Safeguard Area.

Summary

The site is located within the development boundary. However, it is located at the back of a car park. It suffers amenity issues. A smaller scheme may be more appropriate but the site is unlikely to be able to suitably accommodate five or more dwellings.

Recommendation

The site is unsuitable for allocation in the Local Plan

Indicative capacity

Below five dwellings