

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 11 – Broadwell



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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 a tributary to the River Evenlode.
- 1.2 The village is centred around one of the most expansive village greens 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 tributary of the River Evenlode flows through the village, crossed by a shallow ford.

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 gently 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 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 stream and riparian habitats associated with the River Evenlode tributaries.
- 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

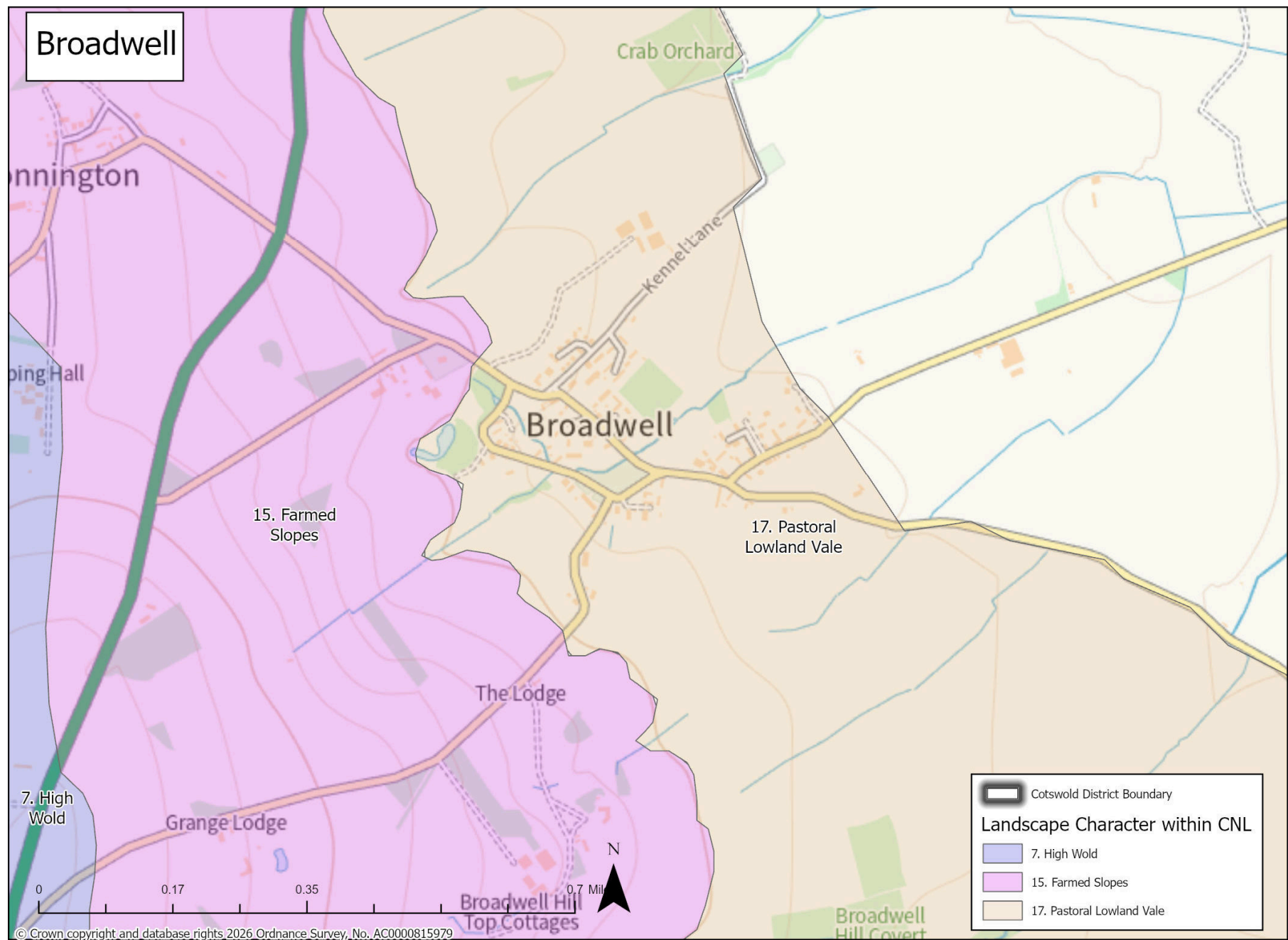


Figure A2: Constraints and Designations

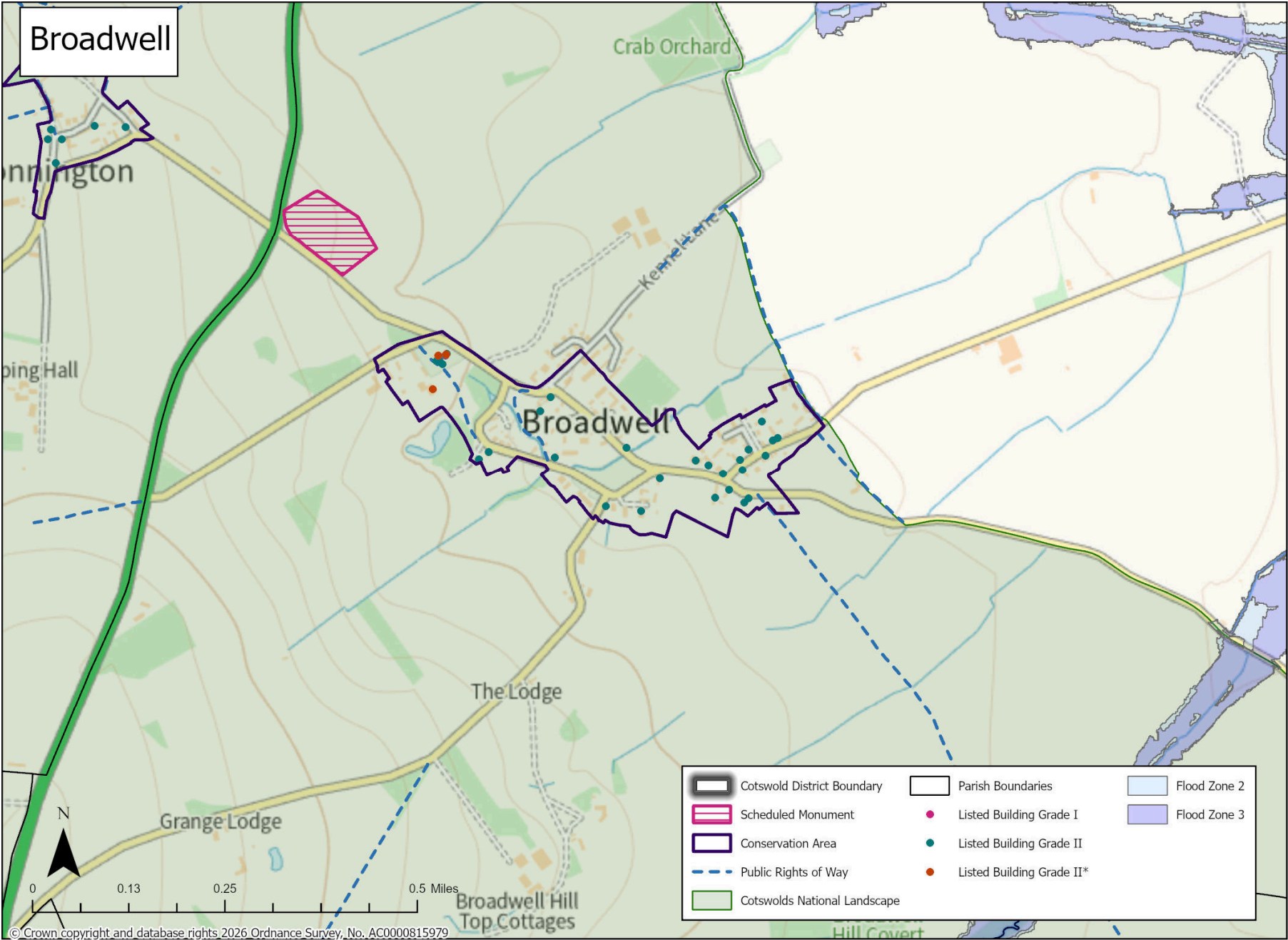
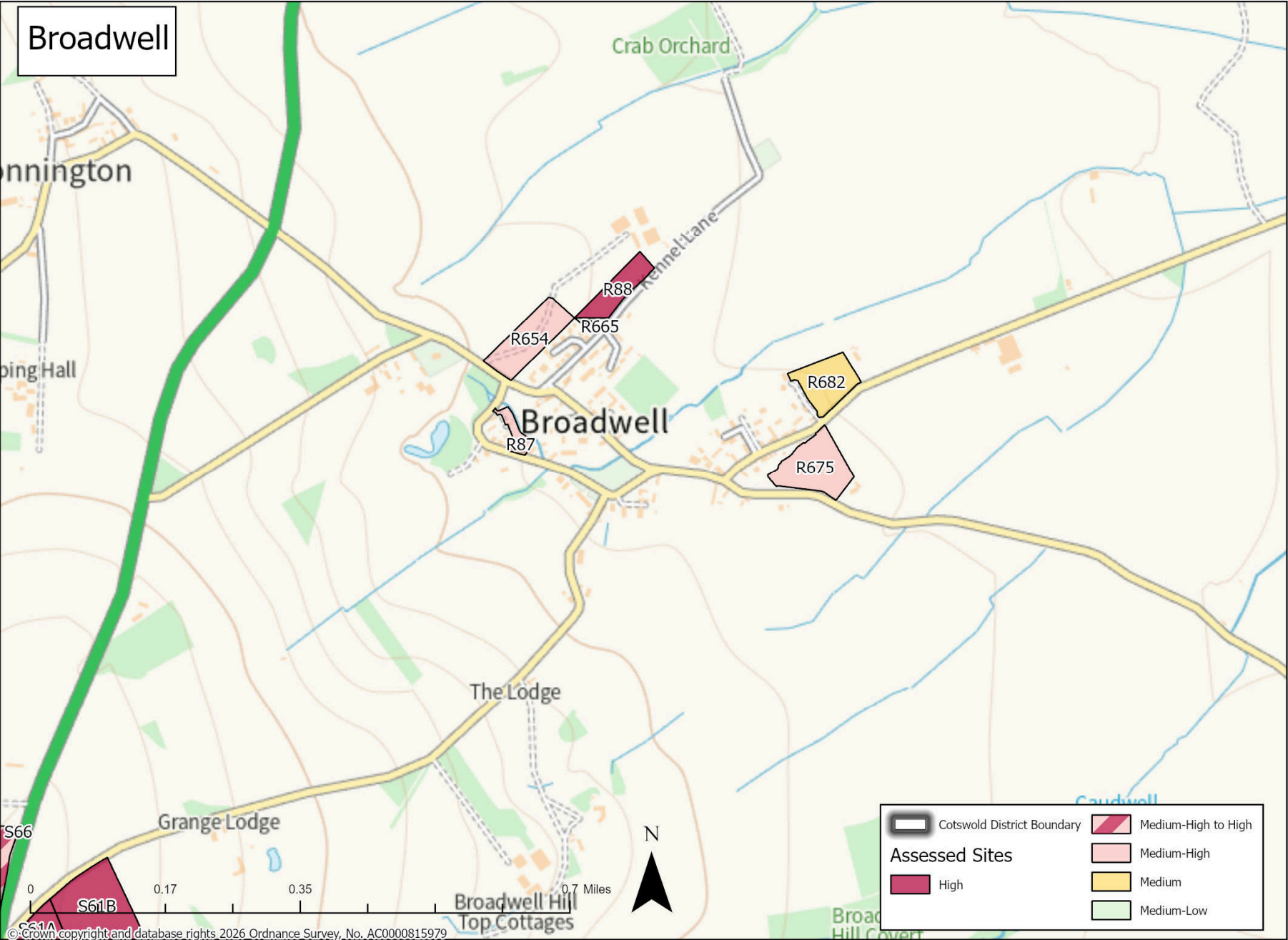


Figure A3: Assessed Sites and Site Sensitivity



Stage 1 Assessments

Stage 1 Assessments of the sites within the Parish boundaries. Sites discounted at stage 1 do not have individual assessments.

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 (D)		D			
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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



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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

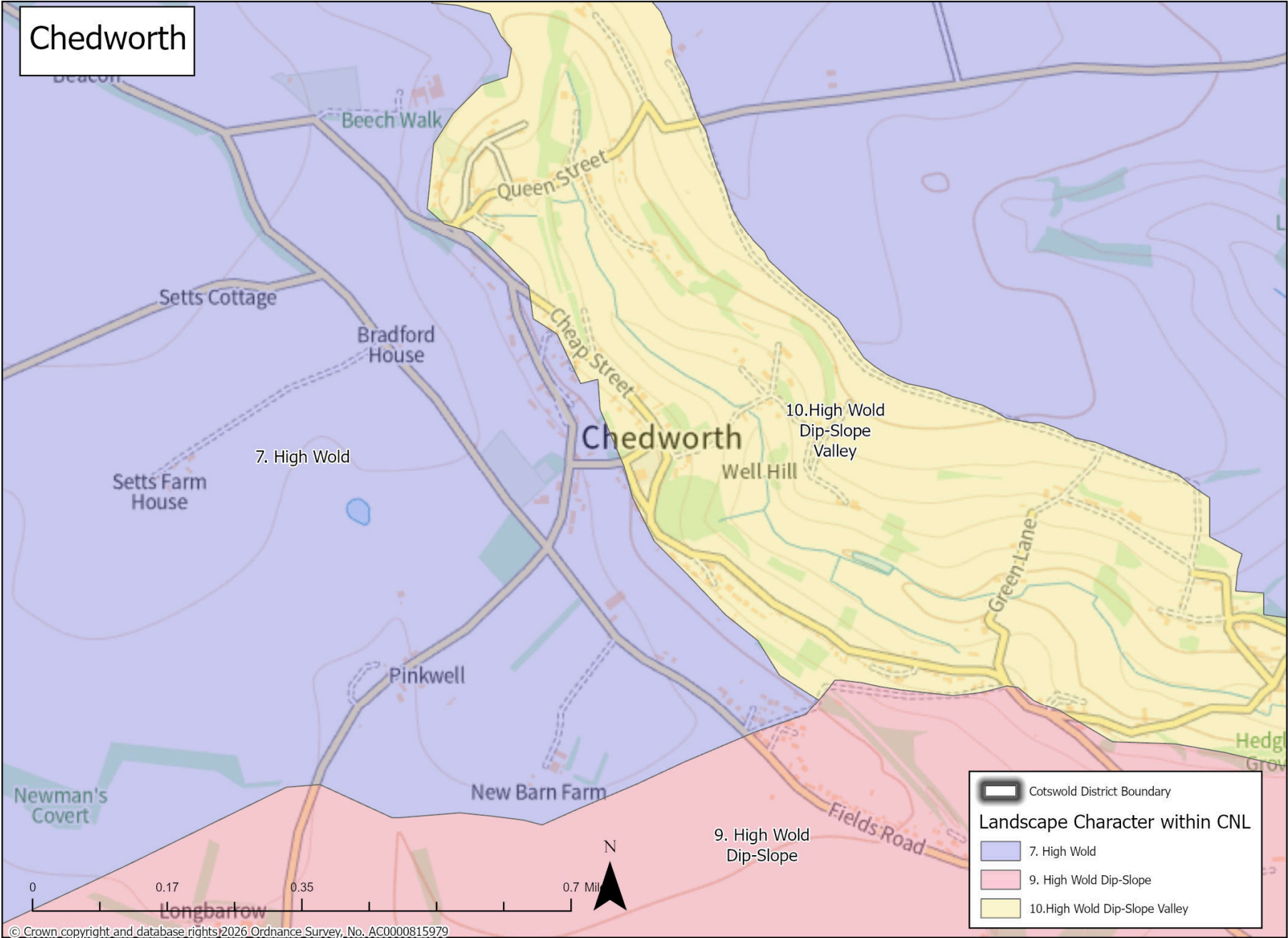


Figure A2: Constraints and Designations

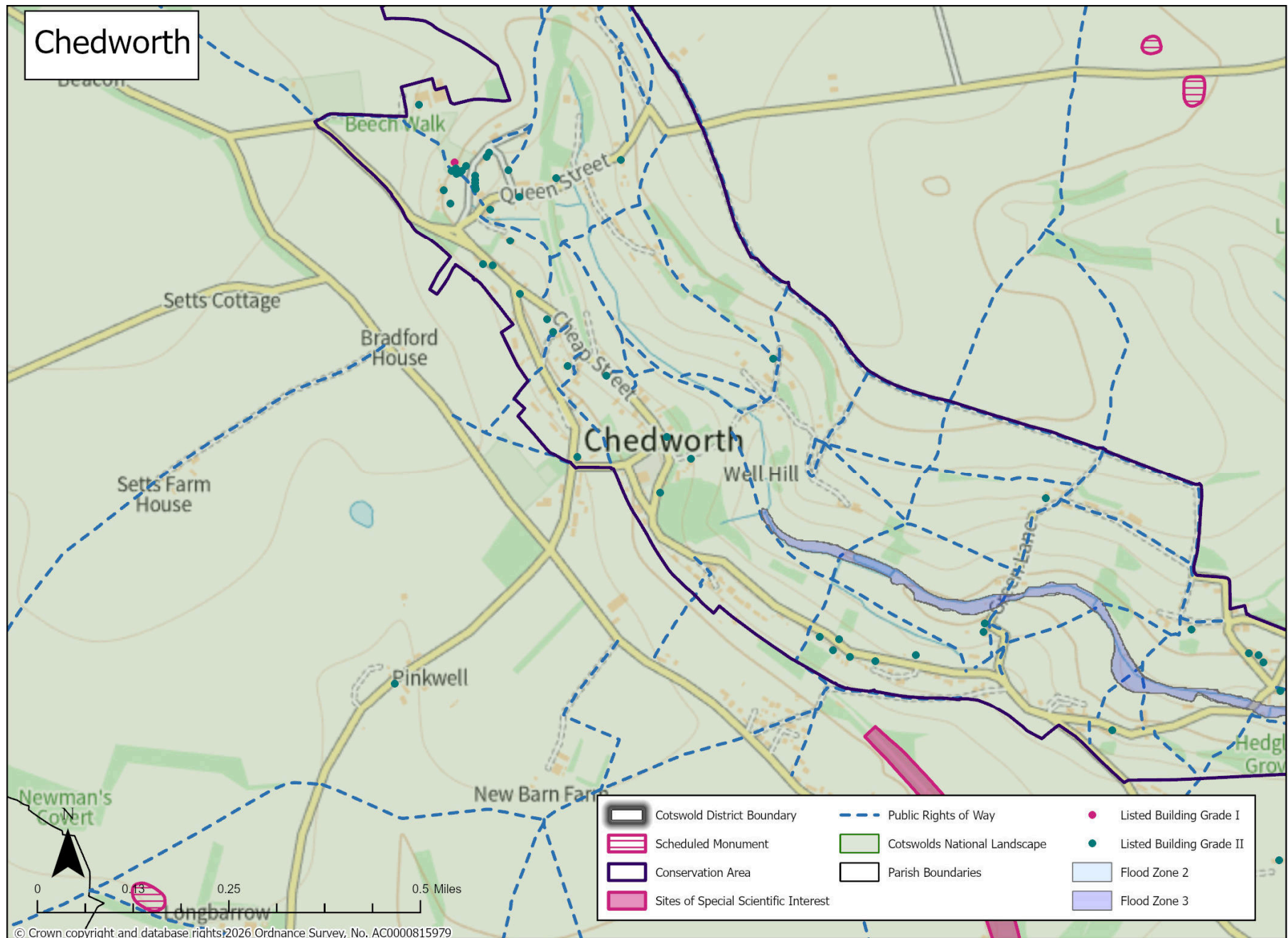
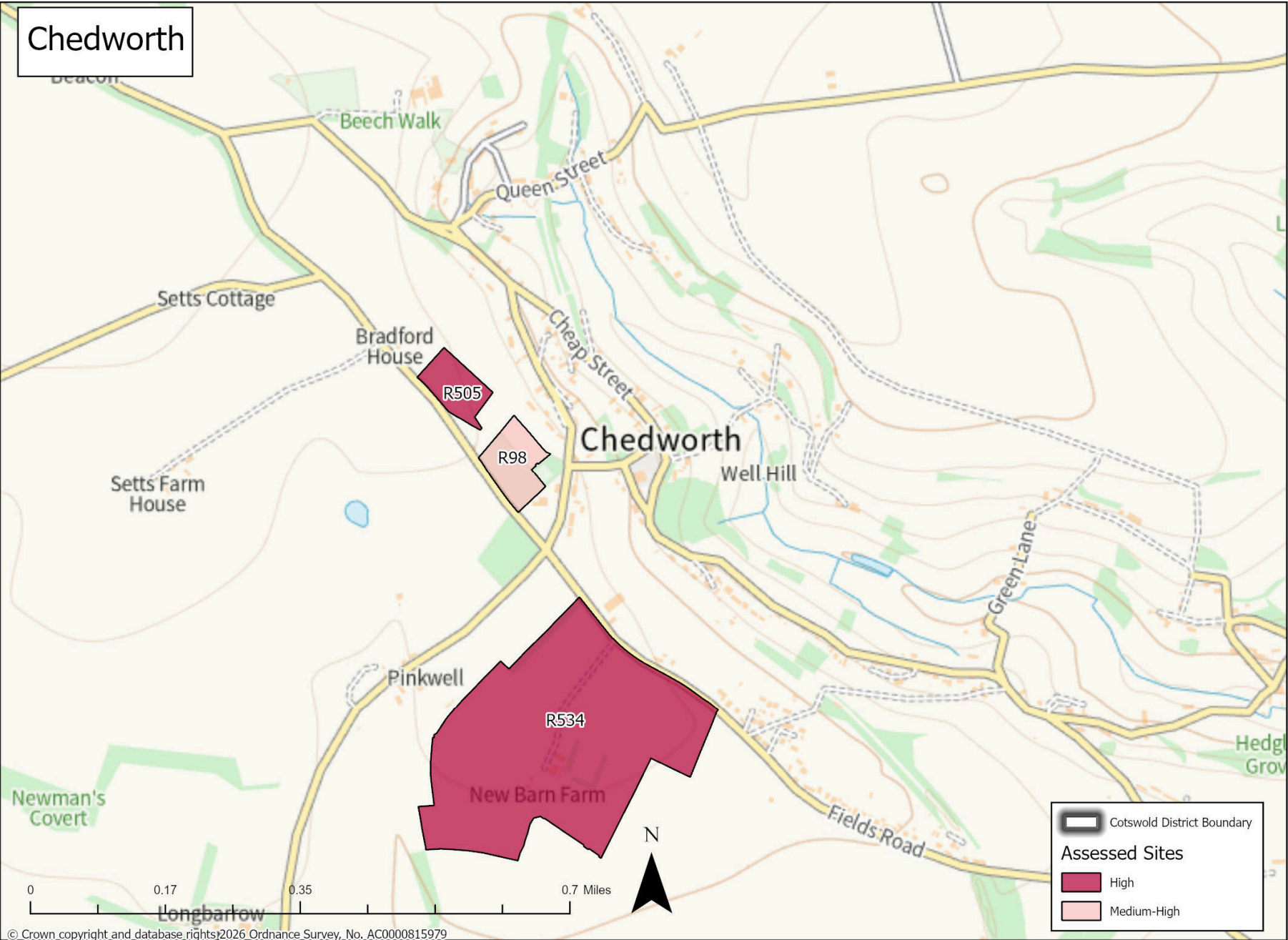


Figure A3: Assessed Sites and Site Sensitivity



Stage 1 Assessments

Stage 1 Assessments of the sites within the Parish boundaries. Sites discounted at stage 1 do not have individual assessments.

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 (D)		D	D
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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.

Study of Land Surrounding Key Settlements

Appendix 13 – Chipping Campden



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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

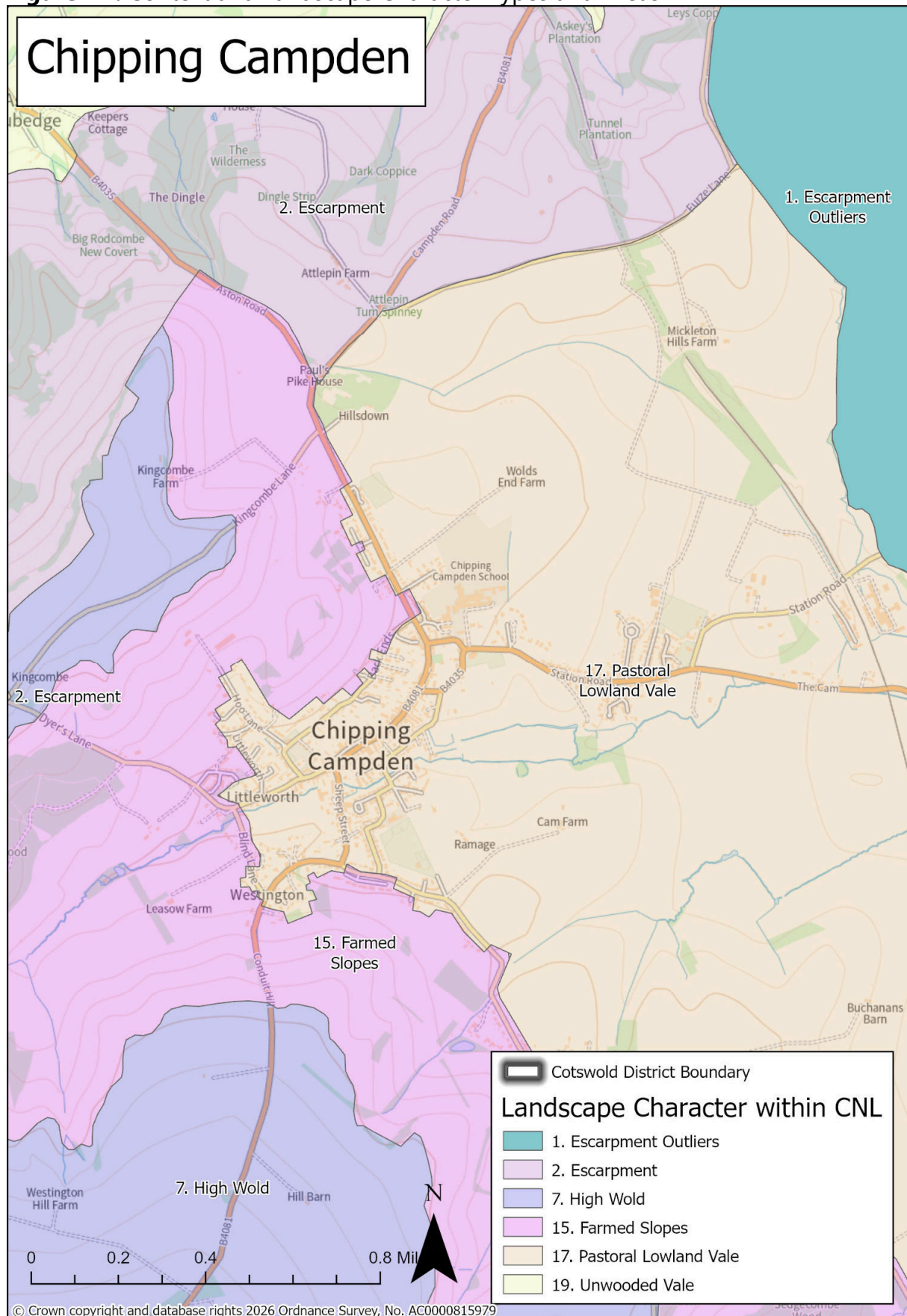
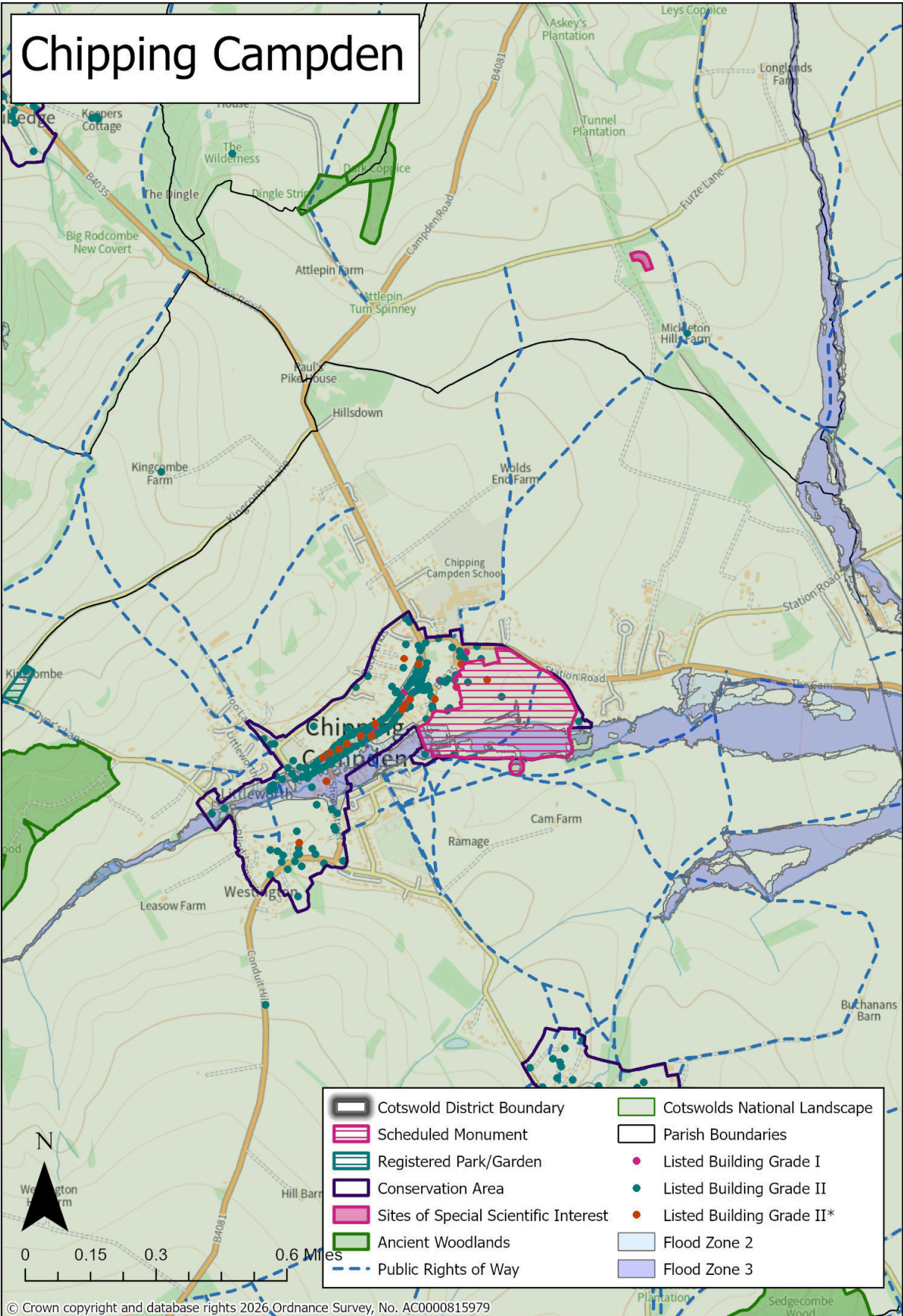


Figure A2: Constraints and Designations



Chipping Campden

Assessed Sites

- High
- Medium-High
- Medium to Medium-High
- Medium
- Medium-Low
- Low

0 0.2 0.4 0.8 Miles

N

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Stage 1 Assessments

Stage 1 Assessments of the sites within the Parish boundaries. Sites discounted at stage 1 do not have individual assessments.

Criteria Category	Indicator	CC10A	CC29B	CC46A/CC46B	CC49	CC50	CC52	CC55	CC56A/C56B/C63	CC59	CC62	CC65	CC66A
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 (D)								D			D	
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Criteria Category	Indicator	CC66B	CC67	CC68	CC70	CC68 / CC69 / CC73 / CC74 / CC76	CC71	CC72	CC74	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 (D)			D		D		D	D				D		
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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 patterns 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: CC68¹		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			

¹ Site discounted at Stage 1; however, a site assessment proforma had already been prepared and is provided for reference.

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 PRowWs 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)

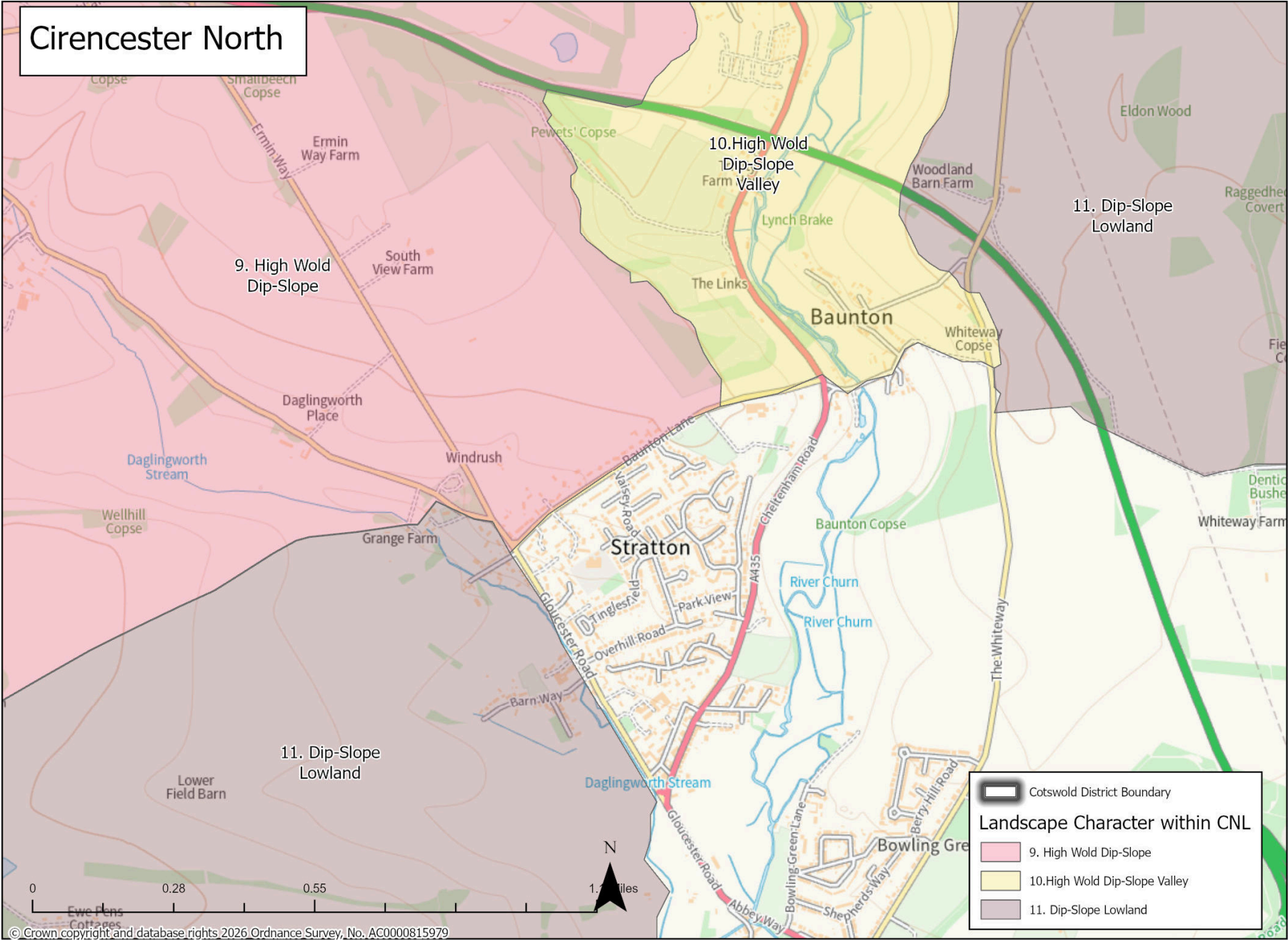


Figure A2: Context and Landscape Character Types and Areas (Cirencester East)

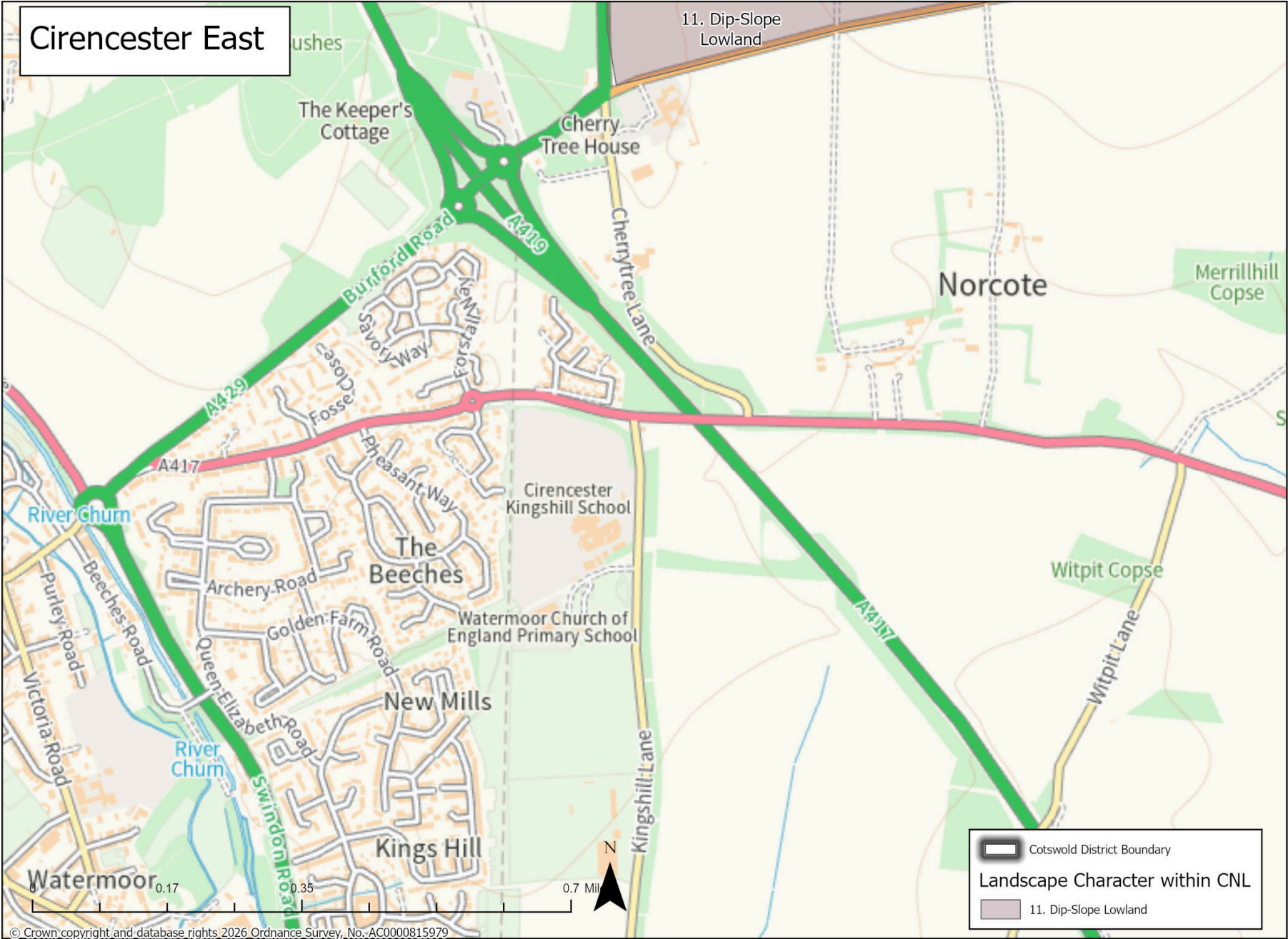


Figure A3: Context and Landscape Character Types and Areas (Cirencester West)

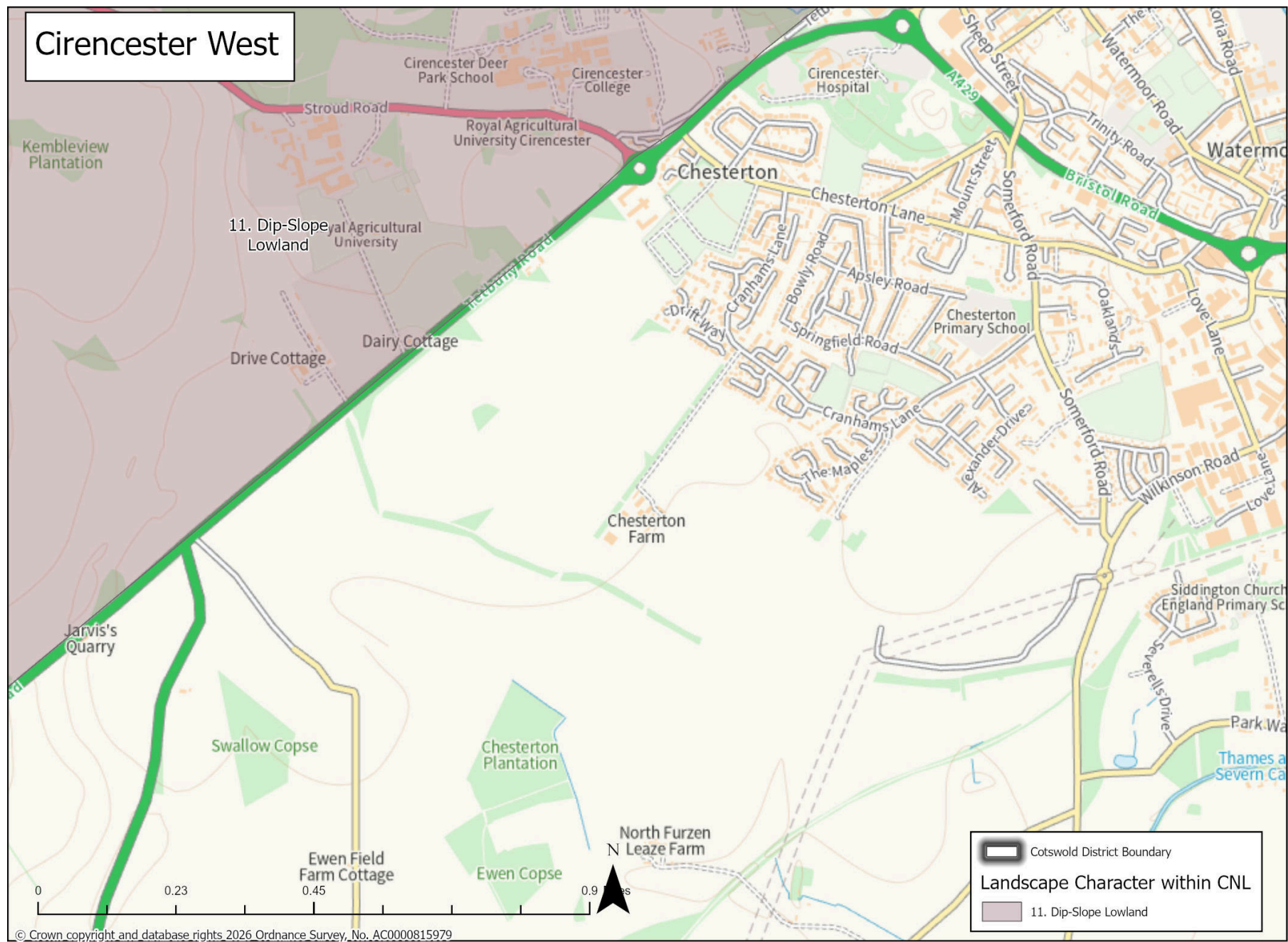


Figure A4: Constraints and Designations (Cirencester North)

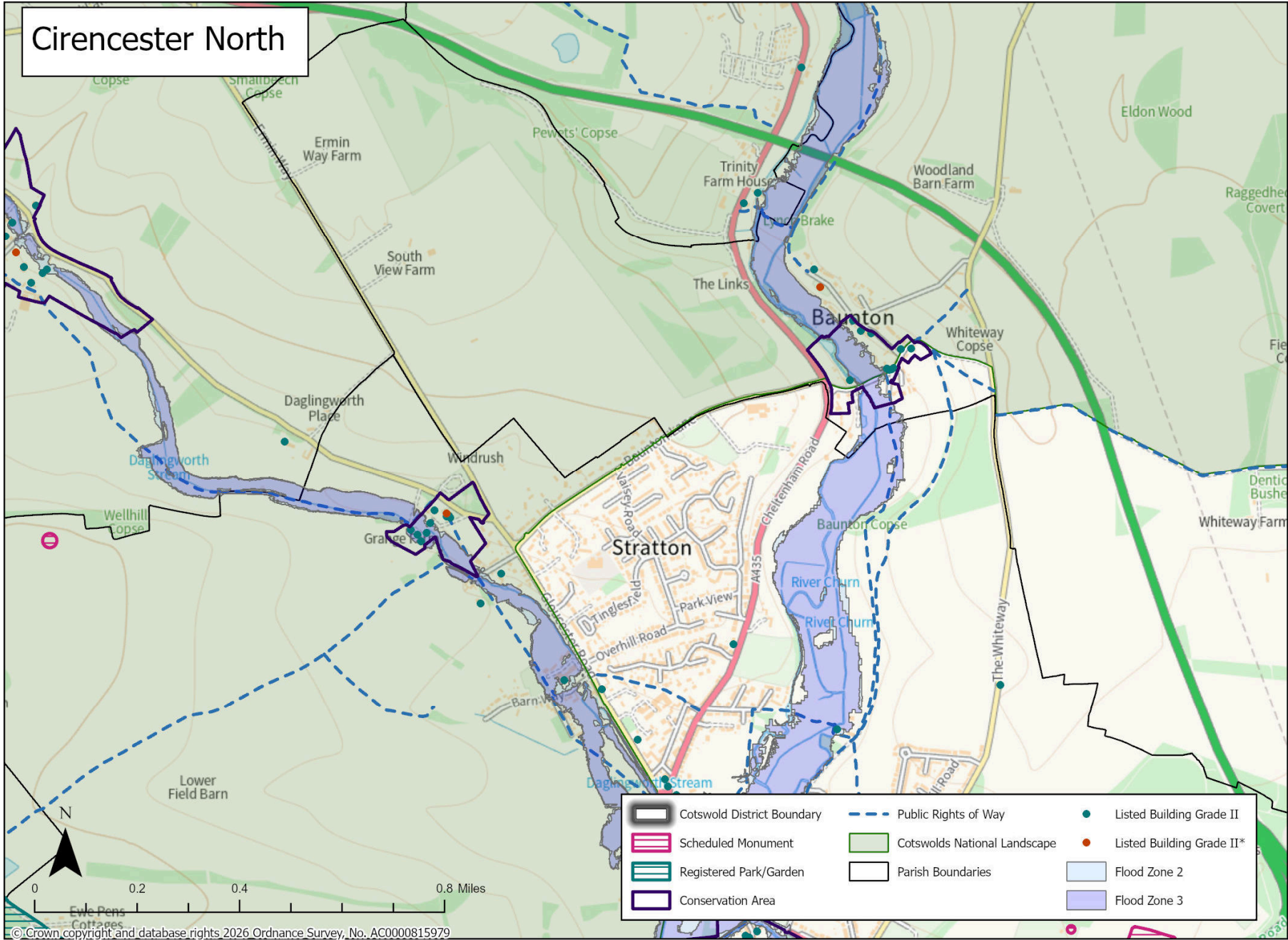
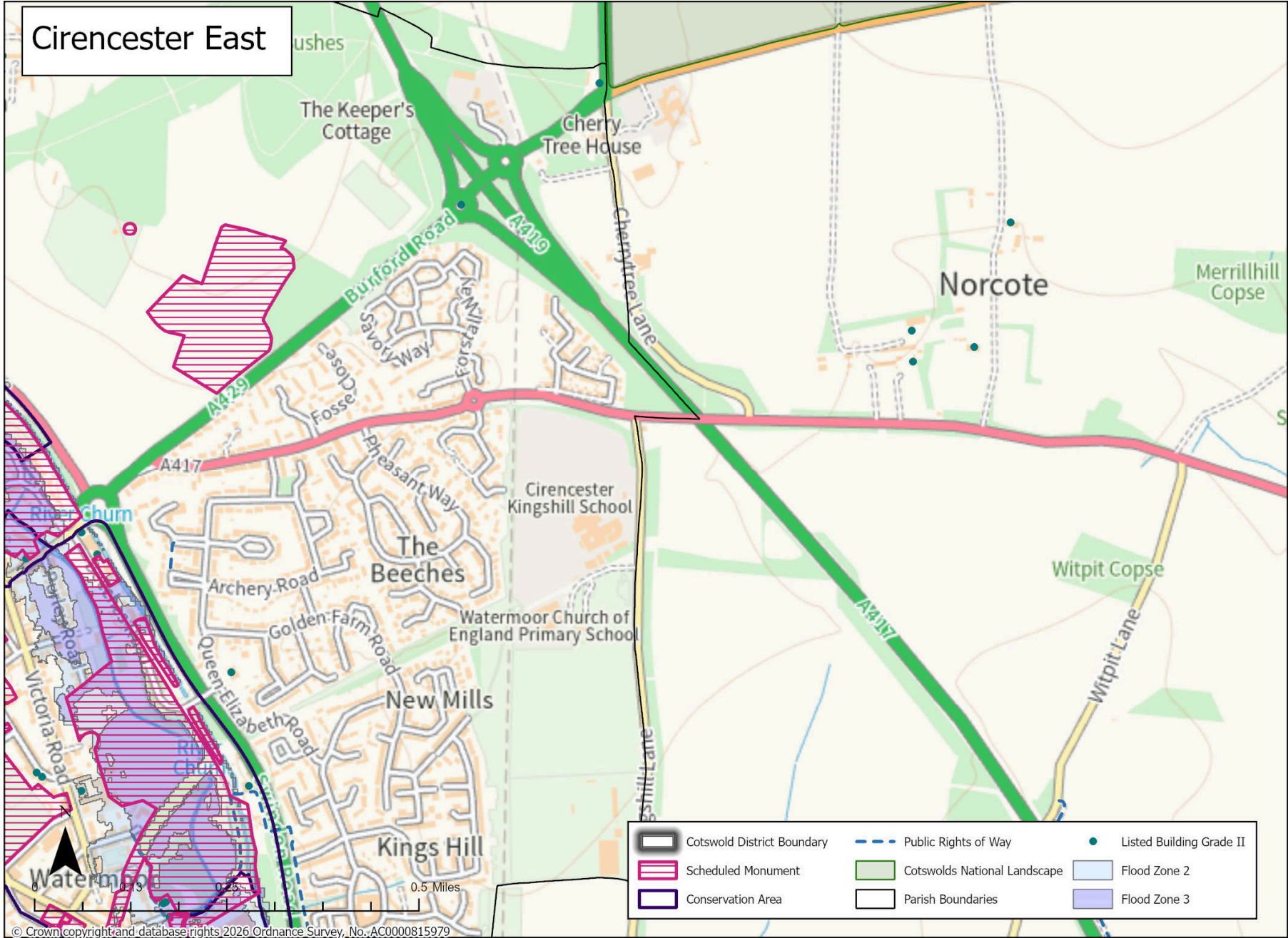


Figure A5: Constraints and Designations (Cirencester East)



Cirencester West

Map showing the Cirencester West area, including the Cotswold District Boundary, Scheduled Monument, Registered Park/Garden, Conservation Area, Public Rights of Way, Cotswolds National Landscape, Parish Boundaries, Listed Building Grade II, Listed Building Grade II*, Flood Zone 2, and Flood Zone 3. The map includes labels for Cirencester West, Cirencester Deer Park School, Cirencester College, Royal Agricultural University Cirencester, Cirencester Hospital, Chesterton, Chesterton Lane, Apsley Road, Springfield Road, Chesterton Primary School, Chesterton Farm, Drive Cottage, Dairy Cottage, Swallow Copse, Ewen Field Farm Cottage, Ewen Copse, Chesterton Plantation, Siddington Church, England Primary School, Park Wa, Thames a, Severn, and Waterm. A scale bar shows 0, 0.17, 0.35, and 0.7 Miles. A north arrow is present.

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Figure A7: Assessed Sites and Site Sensitivity (Cirencester North)

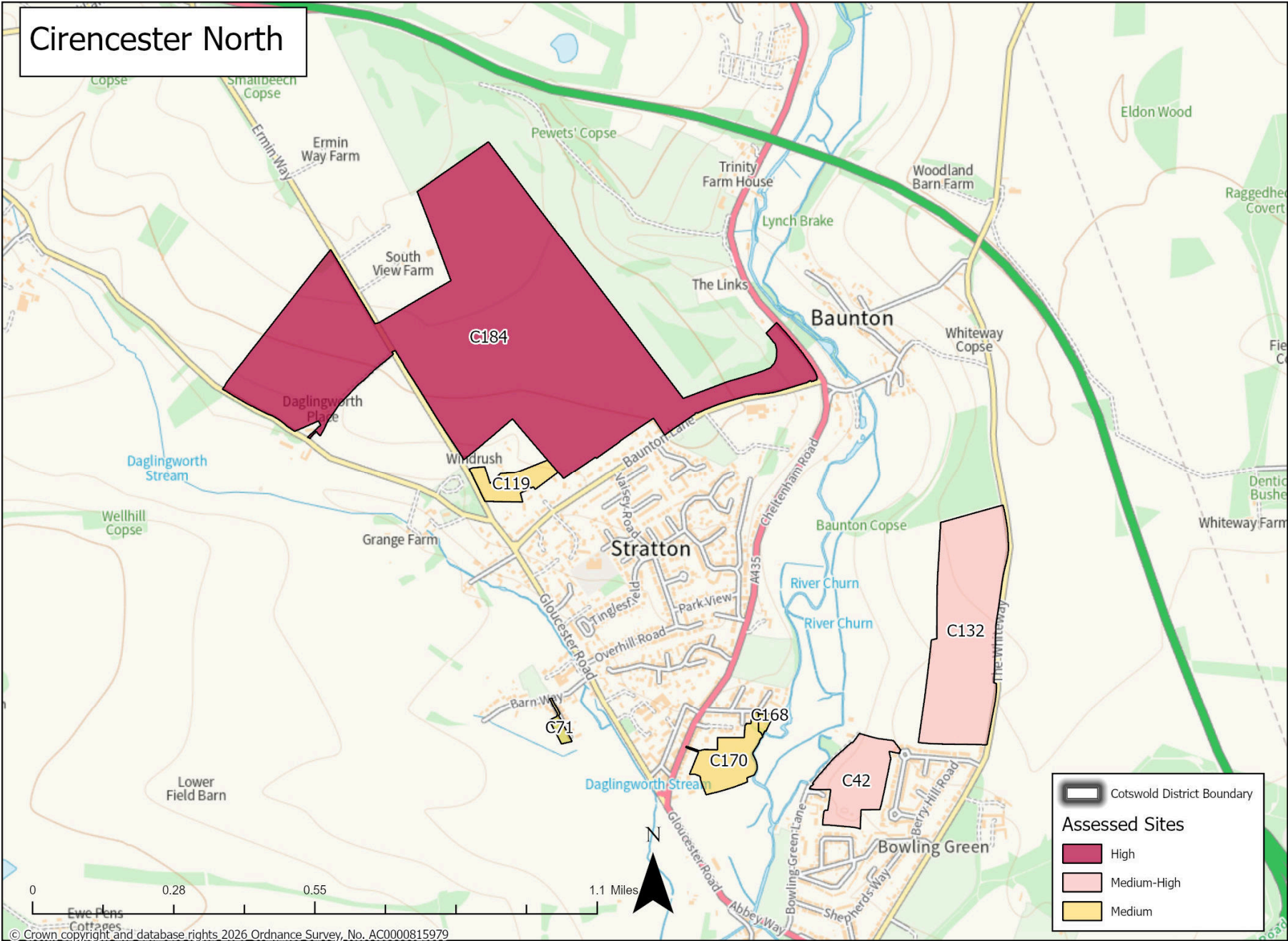


Figure A8: Assessed Sites and Site Sensitivity (Cirencester East)

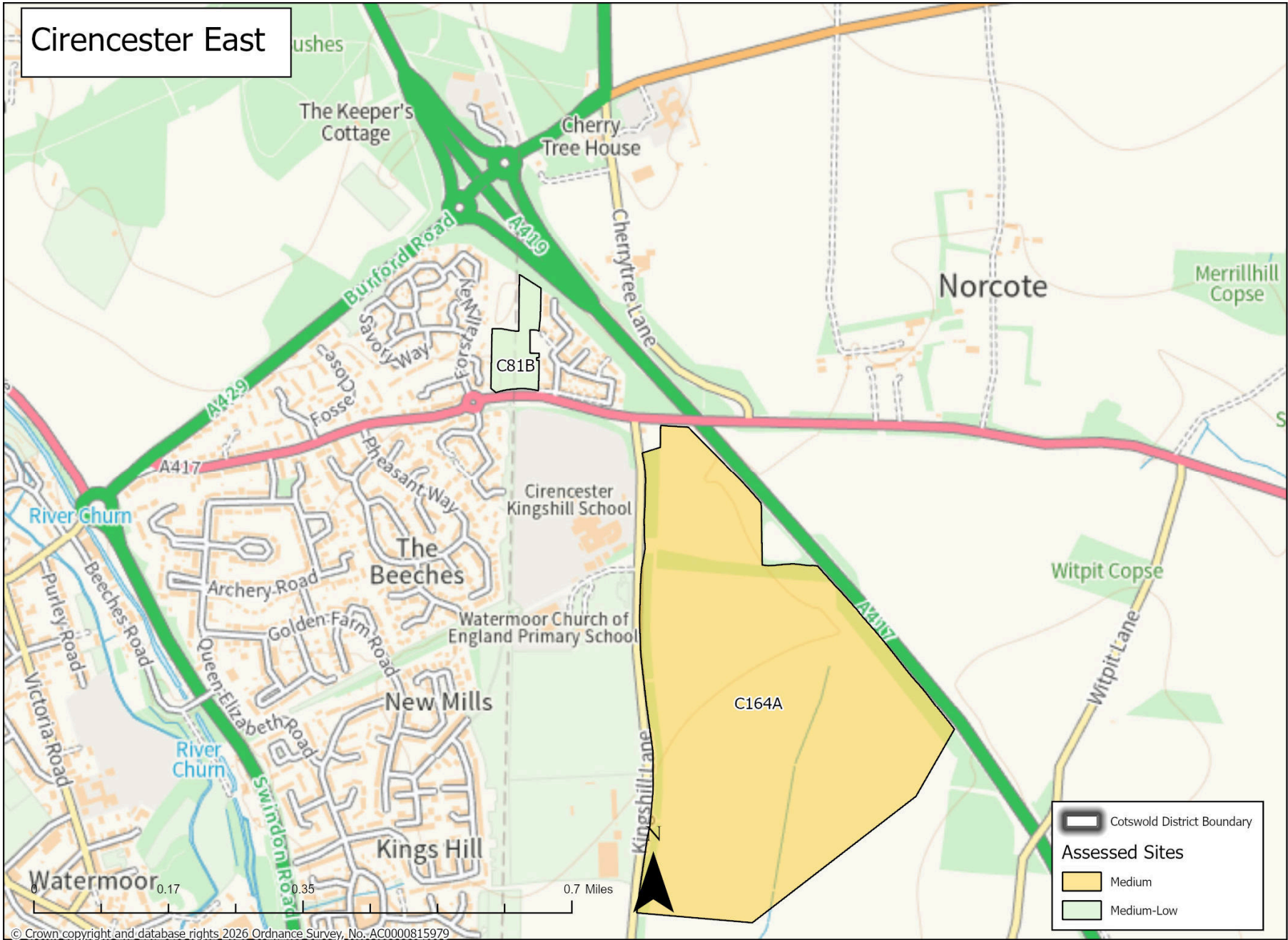
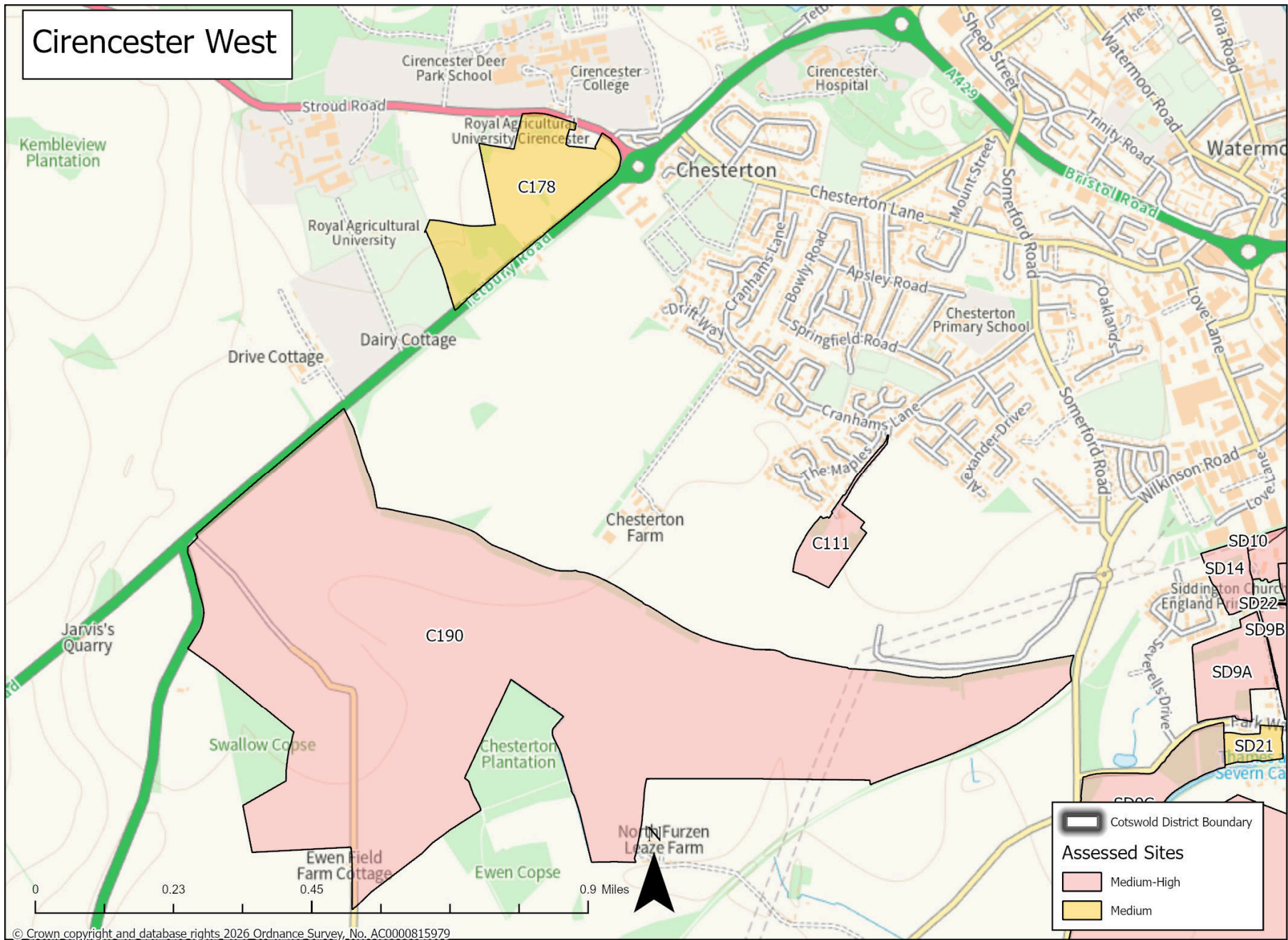


Figure A9: Assessed Sites and Site Sensitivity (Cirencester West)



Stage 1 Assessments

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 (D)		
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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 PRowWs 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 PRowWs 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 of the			

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 PRowWs results in an overall assessment of medium-high landscape 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:	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, PRowWS): PRowW Footpaths 27 and 28 and Byway 2 cross the site; Bridleway 26 runs beyond the northern boundary; outside Flood Zones 2 and 3.

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 connected villages are nestled within the Coln Valley: Coln St Aldwyns, Hatherop, located approximately 1.1 km to the east, and Quenington, approximately 0.9 km to the south.
- 1.2 Coln St Aldwyns is characterised by a compact arrangement of traditional cottages, farmsteads and narrow lanes. The Grade I listed Church of St John the Baptist, located towards the south-western part of the village, together with mature trees and historic buildings, contributes significantly to the character and appearance of the settlement.
- 1.3 Hatherop presents a more linear form with estate cottages and traditional buildings aligned along quiet lanes. Hatherop Castle, now operating as a preparatory school, together with the Grade II* listed Church of St Nicholas, reflects the village's long historic development. The northern edge of the village is strongly influenced by Williamstrip Park, whose mature parkland trees, woodland and estate landscape provide an attractive and distinctive setting to the settlement.
- 1.4 Quenington is centred on a village green, with traditional limestone buildings arranged around a network of narrow lanes. The Grade I listed Church of St Swithin, on the southern edge of the village, together with the surrounding historic buildings and mature vegetation, forms an important component of the village's character. The River Coln passes the eastern edge village and contributes positively to its landscape setting and local distinctiveness.

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

- Each village has a distinct relationship with the surrounding landscape. Coln St Aldwyns and Quenington are closely associated with the River Coln corridor, whilst Hatherop is more strongly influenced by its estate landscape, including Hatherop Castle, Williamstrip Park and the surrounding agricultural land.
- 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

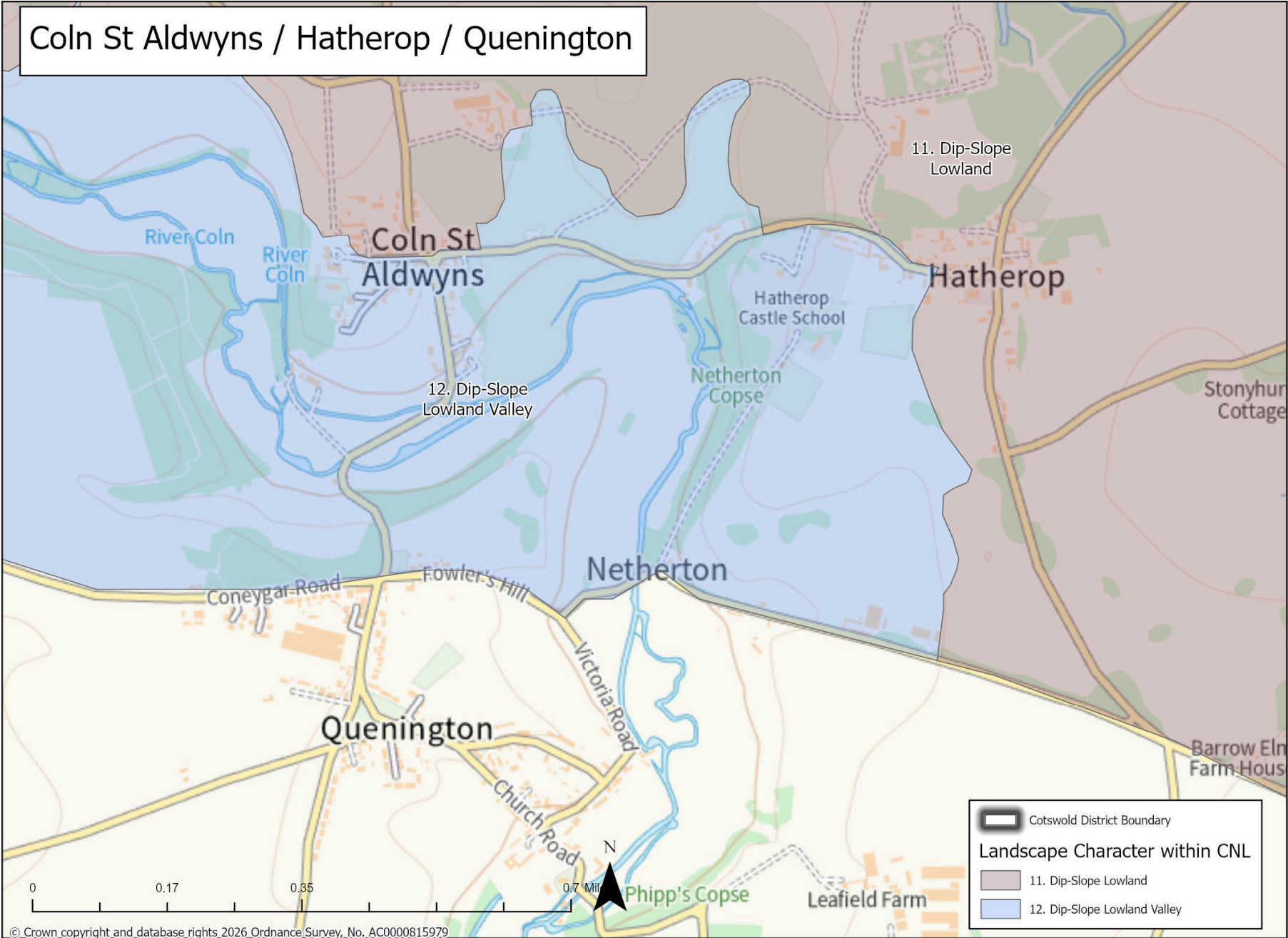


Figure A2: Constraints and Designations

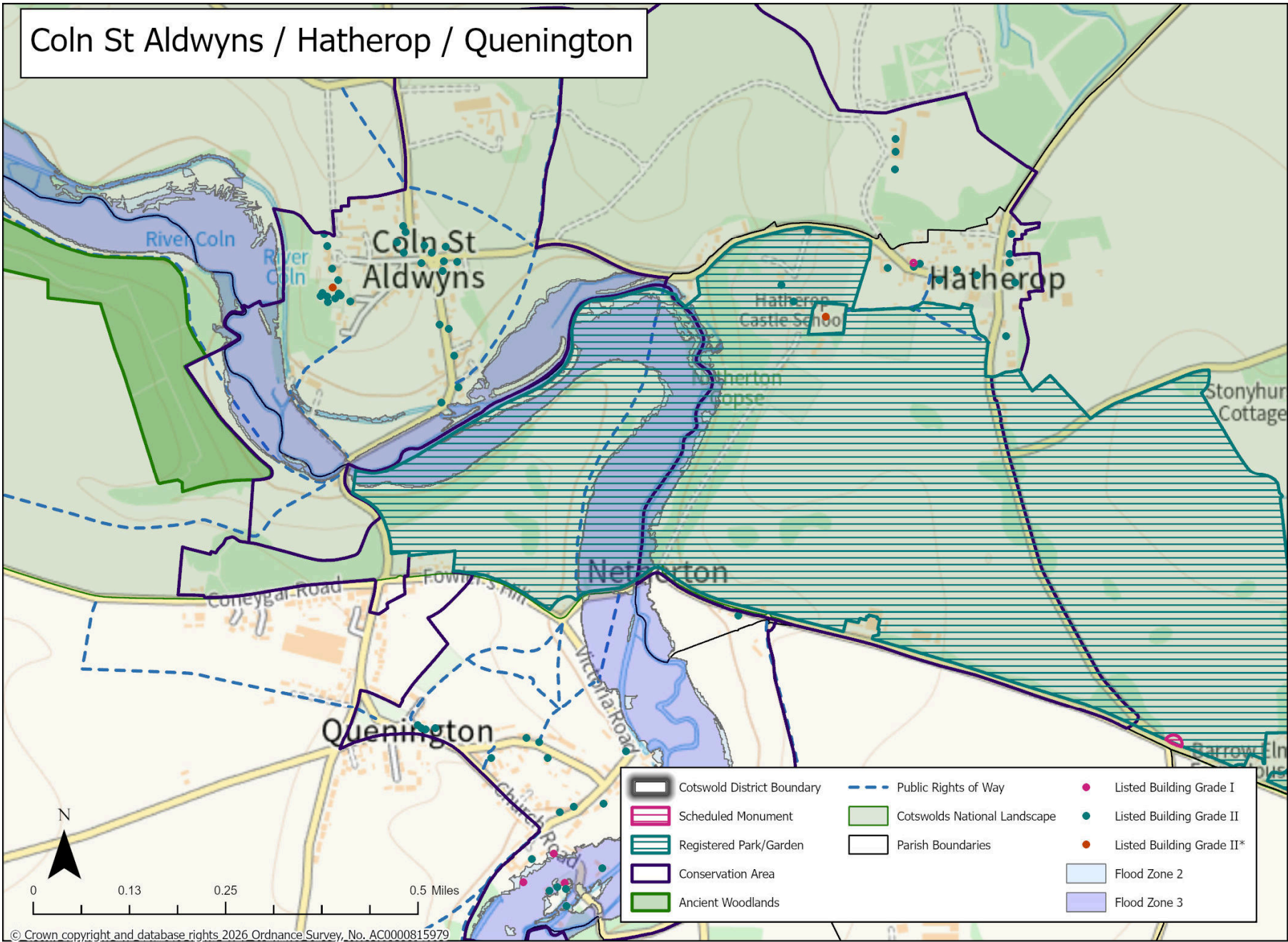
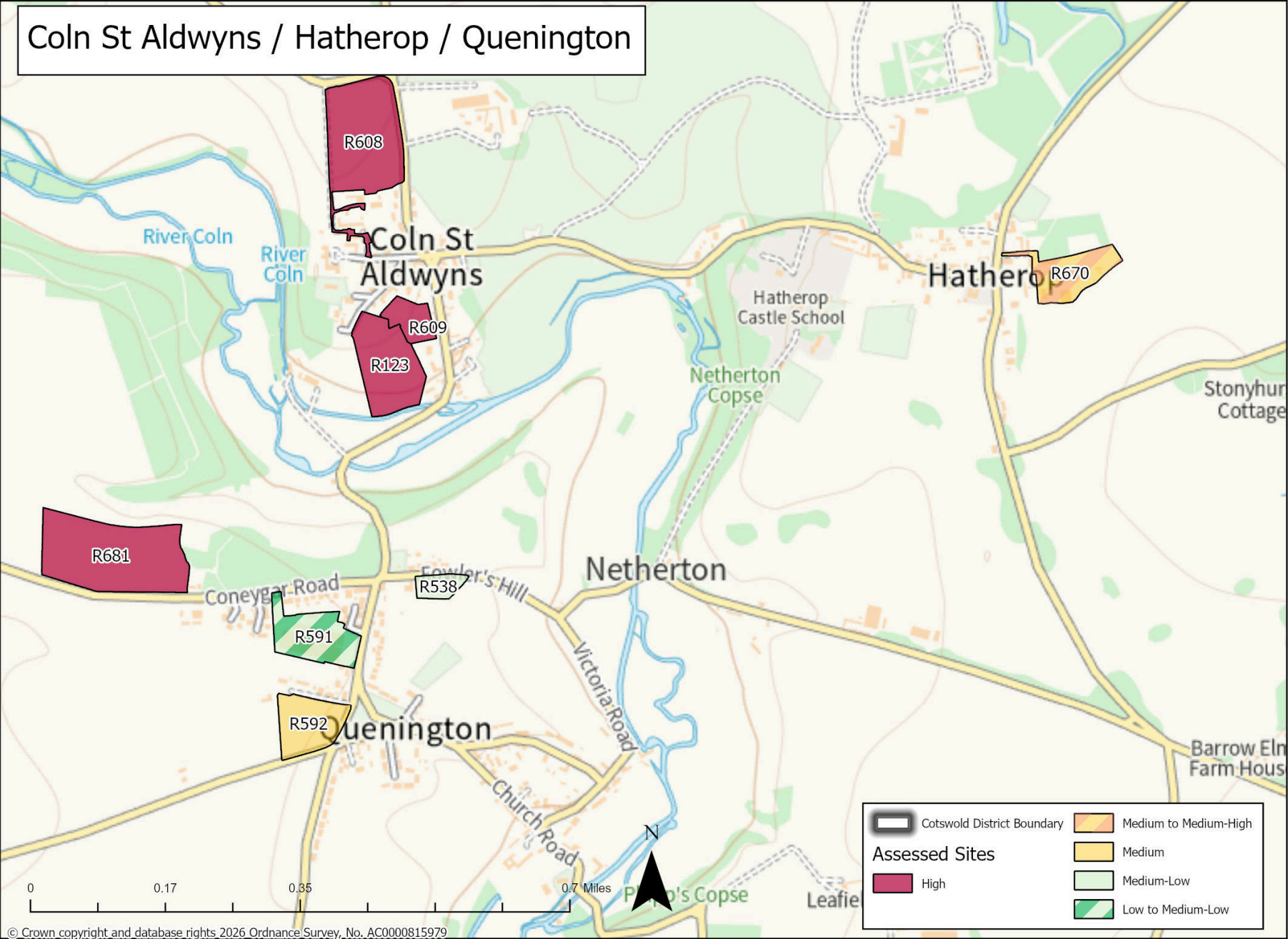


Figure A3: Assessed Sites and Site Sensitivity



Stage 1 Assessments

Stage 1 Assessments of the sites within the National Landscape only. Sites discounted at stage 1 do not have individual assessments.

Criteria Category	Indicator	R123	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 (D)	D	D	D		D
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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
District Council

Settlement character

- 1.1 Didmarton is a small historic village located approximately 8km south-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 has a predominantly linear form, with historic development extending along either side of the A433, which forms the principal route through the settlement. Traditional limestone buildings, cottages and former agricultural buildings contribute to the historic character of the village, with the churches of St Lawrence and St Michael and All Angels forming important heritage features within the settlement.
- 1.3 Later residential development, including the more concentrated housing to the north-west of the historic village, has extended the settlement beyond its traditional linear form. Nevertheless, the historic relationship between development along the A433 and the surrounding agricultural landscape remains evident.
- 1.4 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.
- 1.5 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

- 1.6 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.
- 1.7 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.

- 1.8 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.
- 1.9 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

- 1.10 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

- 1.11 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.
- 1.12 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.
- 1.13 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.
- 1.14 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.
- 1.15 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

- 1.16 The constraints are shown on Figure A2 and are summarised below:
- Cotswolds National Landscape.
 - Didmarton Conservation Area.
 - St Lawrence, St Michael and All Angels and other listed buildings.
 - Historic field patterns associated with former unenclosed cultivation.
 - Public Rights of Way and recreational routes

Commented [AH2]: As above

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:

- Areas which would adversely affect the setting of heritage assets, including the Conservation Area, St Lawrence and St Michael and All Angels 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

1.18 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

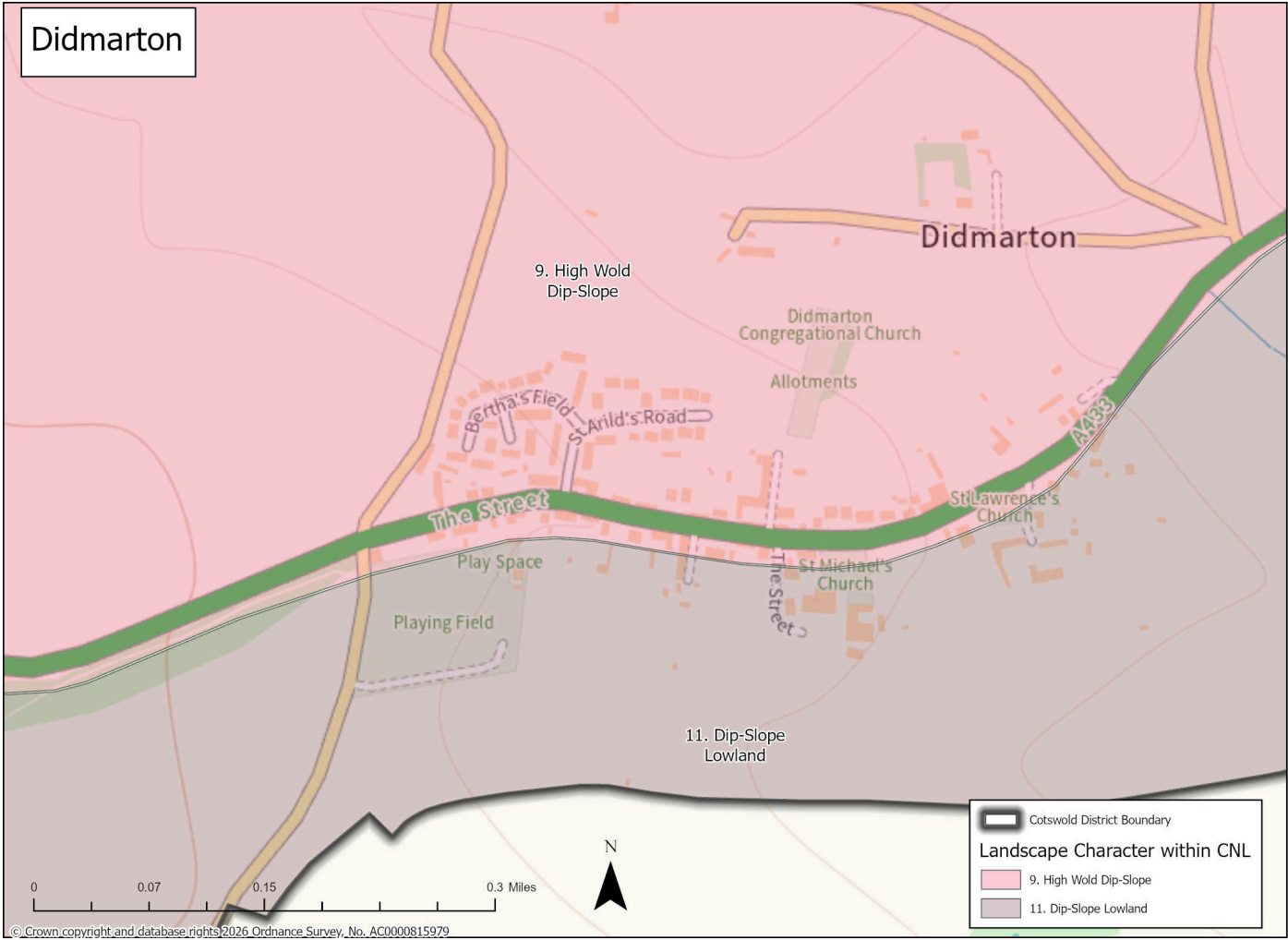


Figure A2: Constraints and Designation

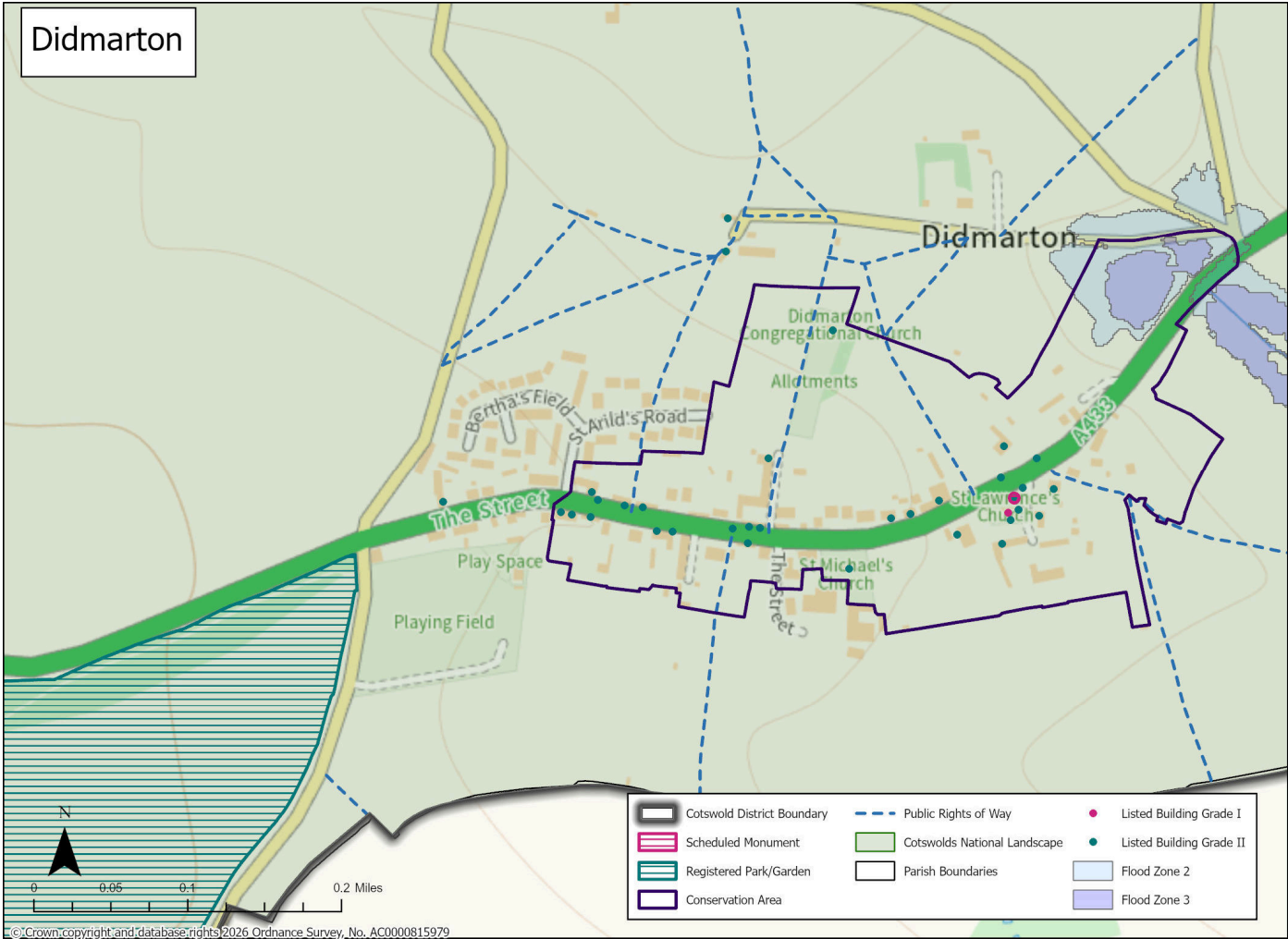
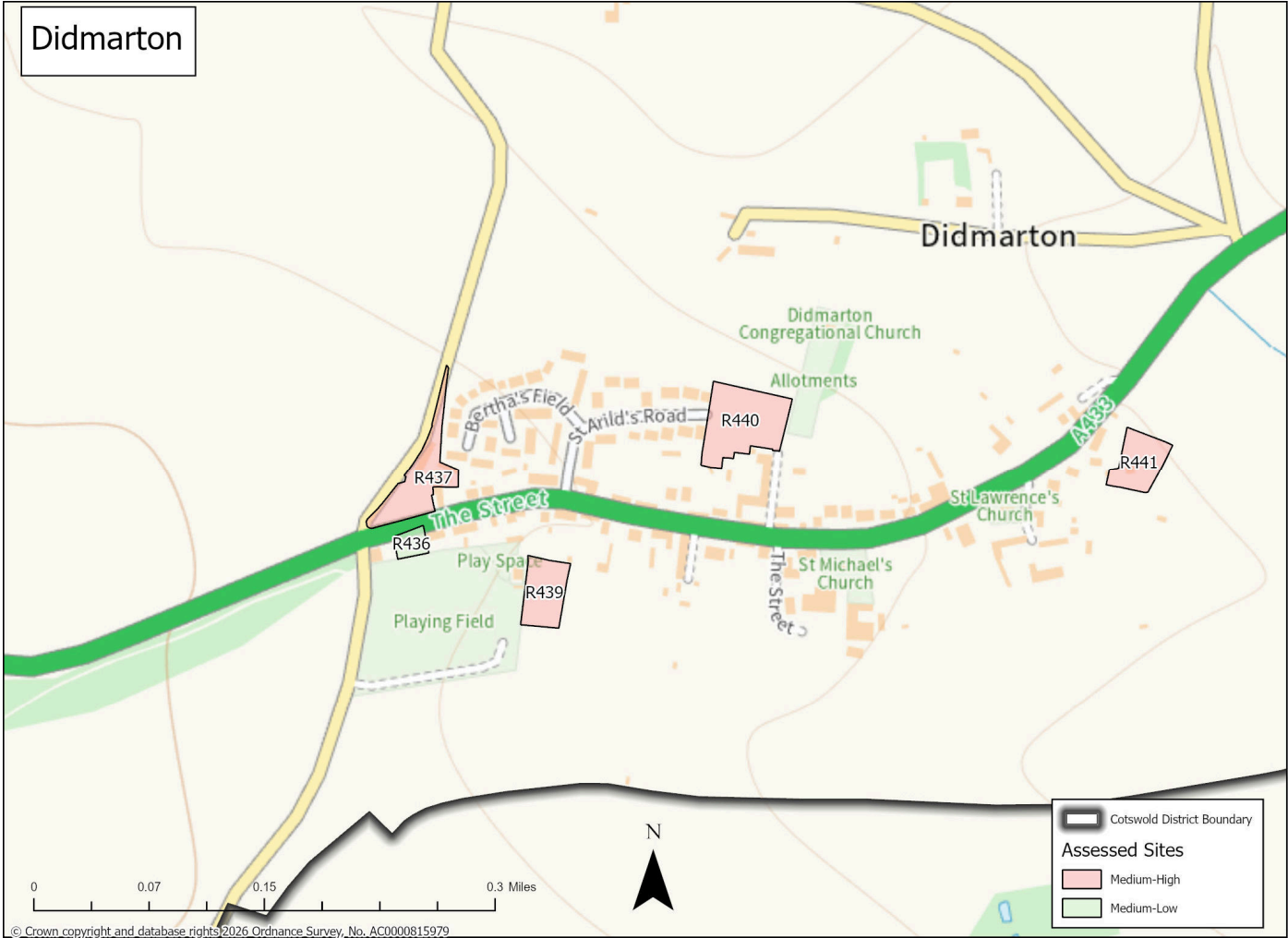


Figure A3: Assessed Sites and Site Sensitivity



Stage 1 Assessments

The following sites within the parish were reviewed and not 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 (D)					
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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: Constraints and Designations

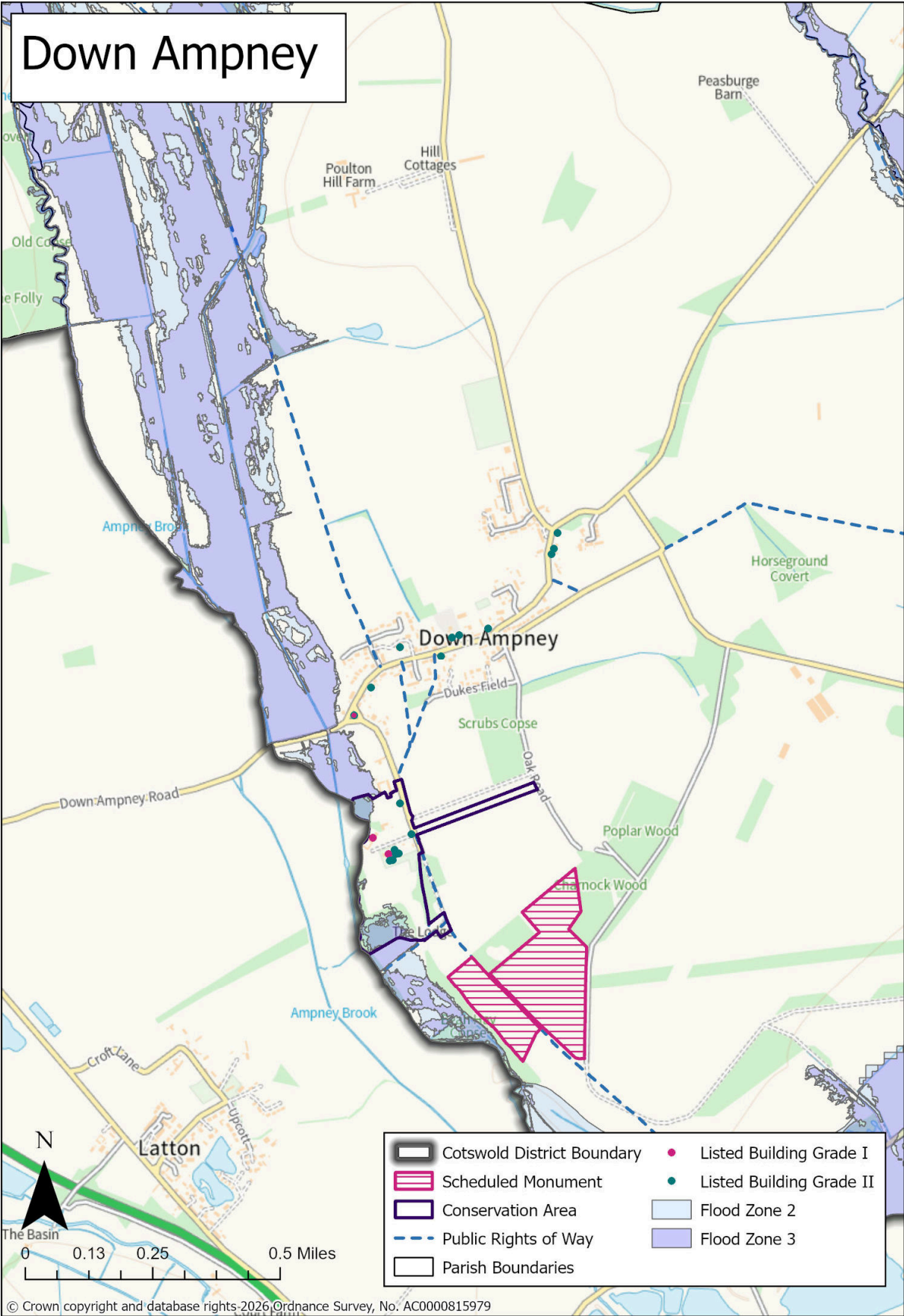
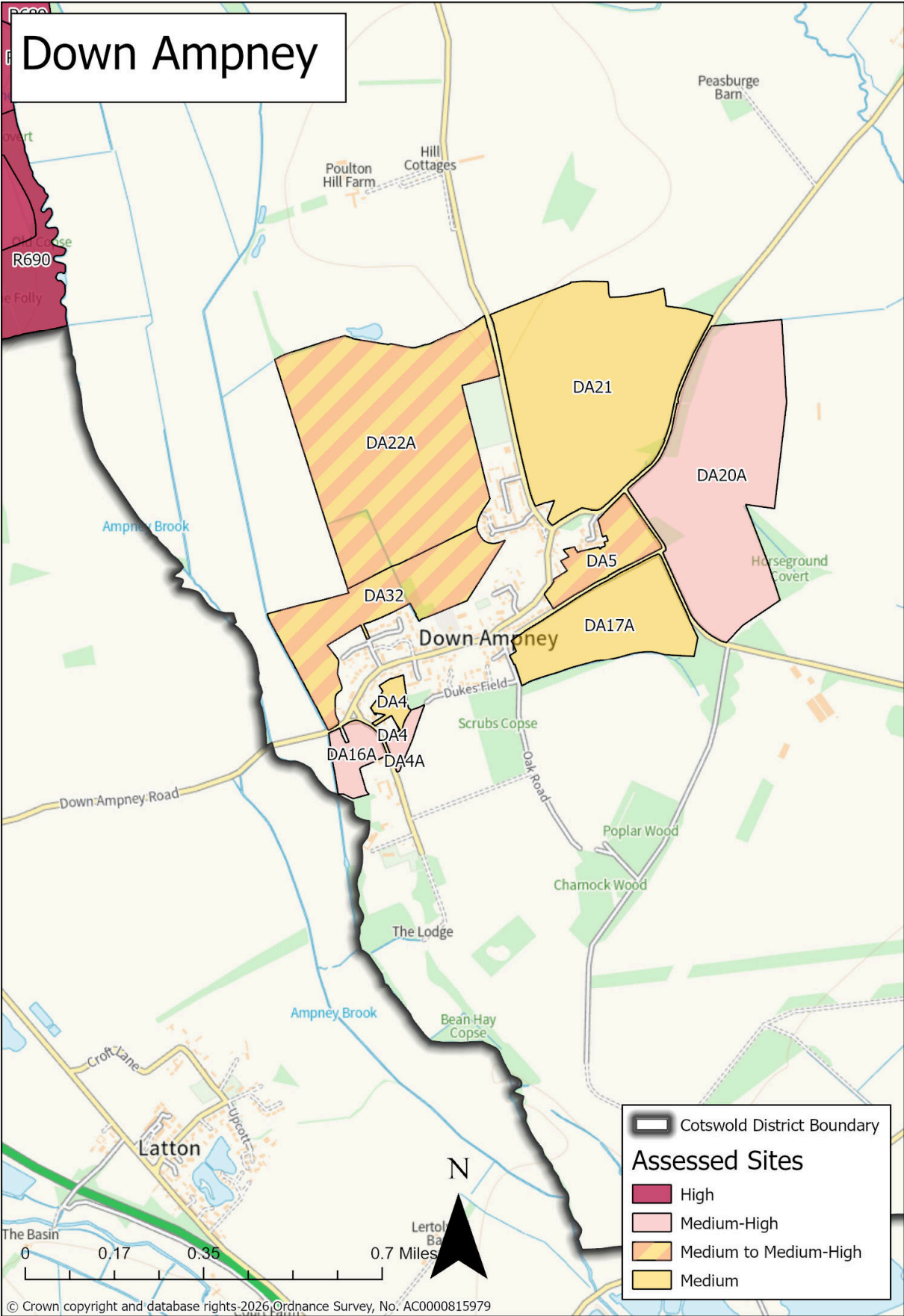


Figure A3: Assessed Sites and Site Sensitivity



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 PRow's 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 The parish of Driffield includes 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 village is made up of a number of traditional buildings constructed from locally distinctive stone, with the Grade II* listed Church of St Mary a key focal point on the northern edge of the village.
- 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 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.

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 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 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

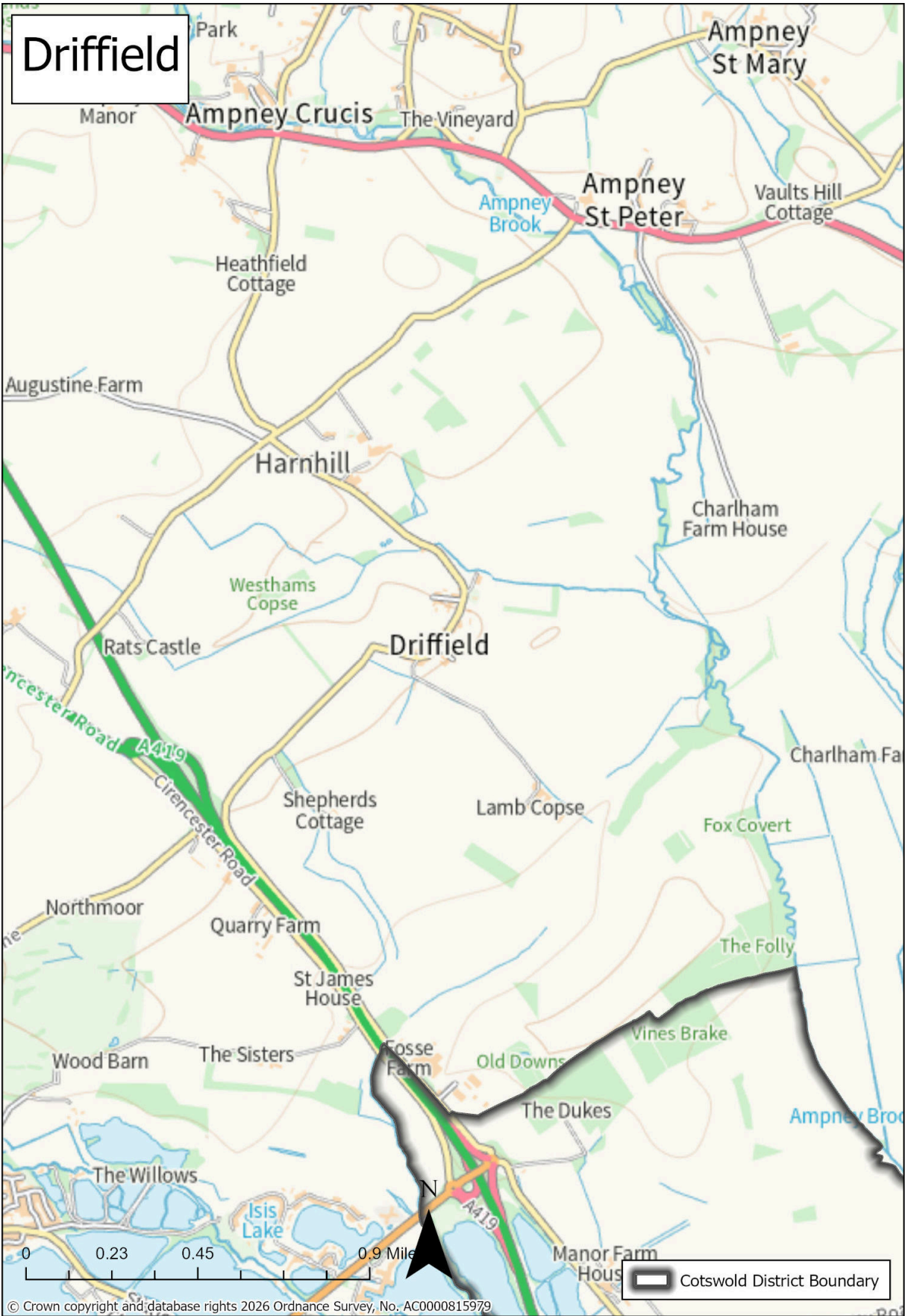
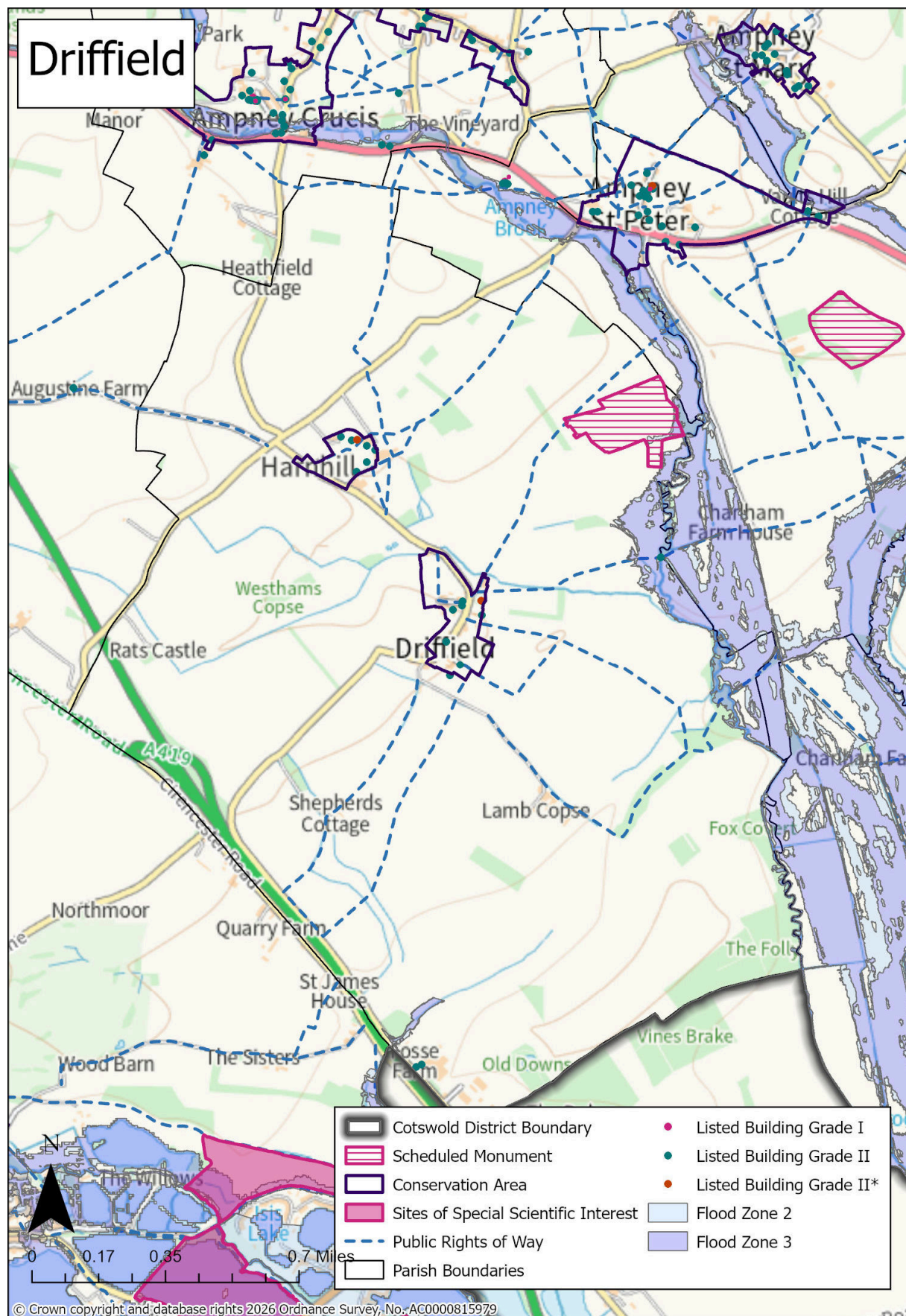


Figure A2: Constraints and Designations



Driffield

The map displays various locations around Driffield, including Ampney Crucis, Ampney St Peter, Harnhill, Westhams, Charlham Farmhouse, and others. Sites are color-coded according to their assessed risk:

- High:** Solid dark red.
- Medium-High to High:** Red with diagonal stripes.
- Medium-High:** Light pink.
- Medium to Medium-High:** Yellow with diagonal stripes.

A scale bar indicates distances up to 0.9 miles, and a north arrow is present. The map is titled "Driffield" in a large box at the top left.

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 SENSITIVITY
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 SENSITIVITY	
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 the 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 SENSITIVITY	
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 SENSITIVITY	
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 SENSITIVITY	
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: Constraints and Designations

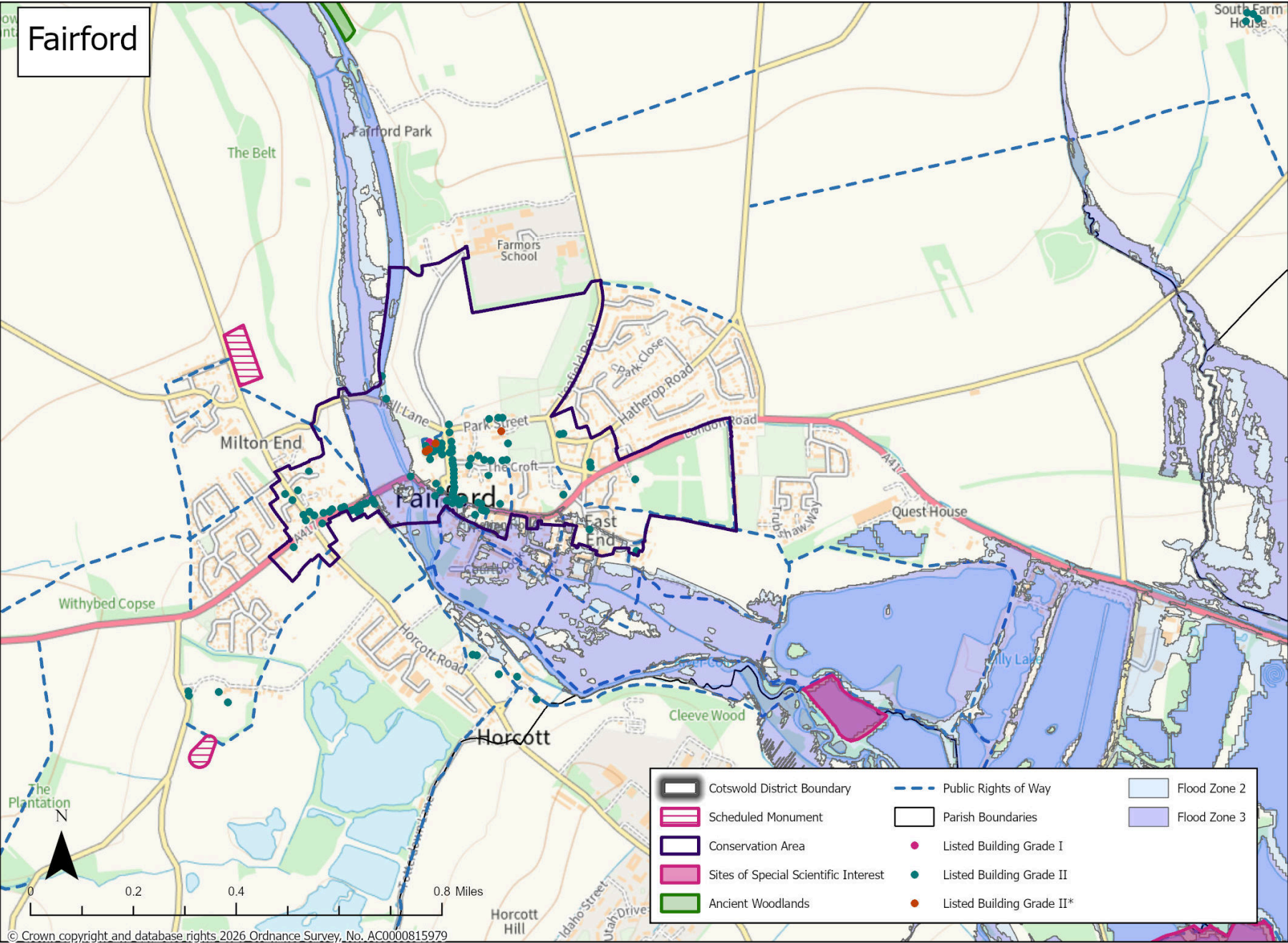
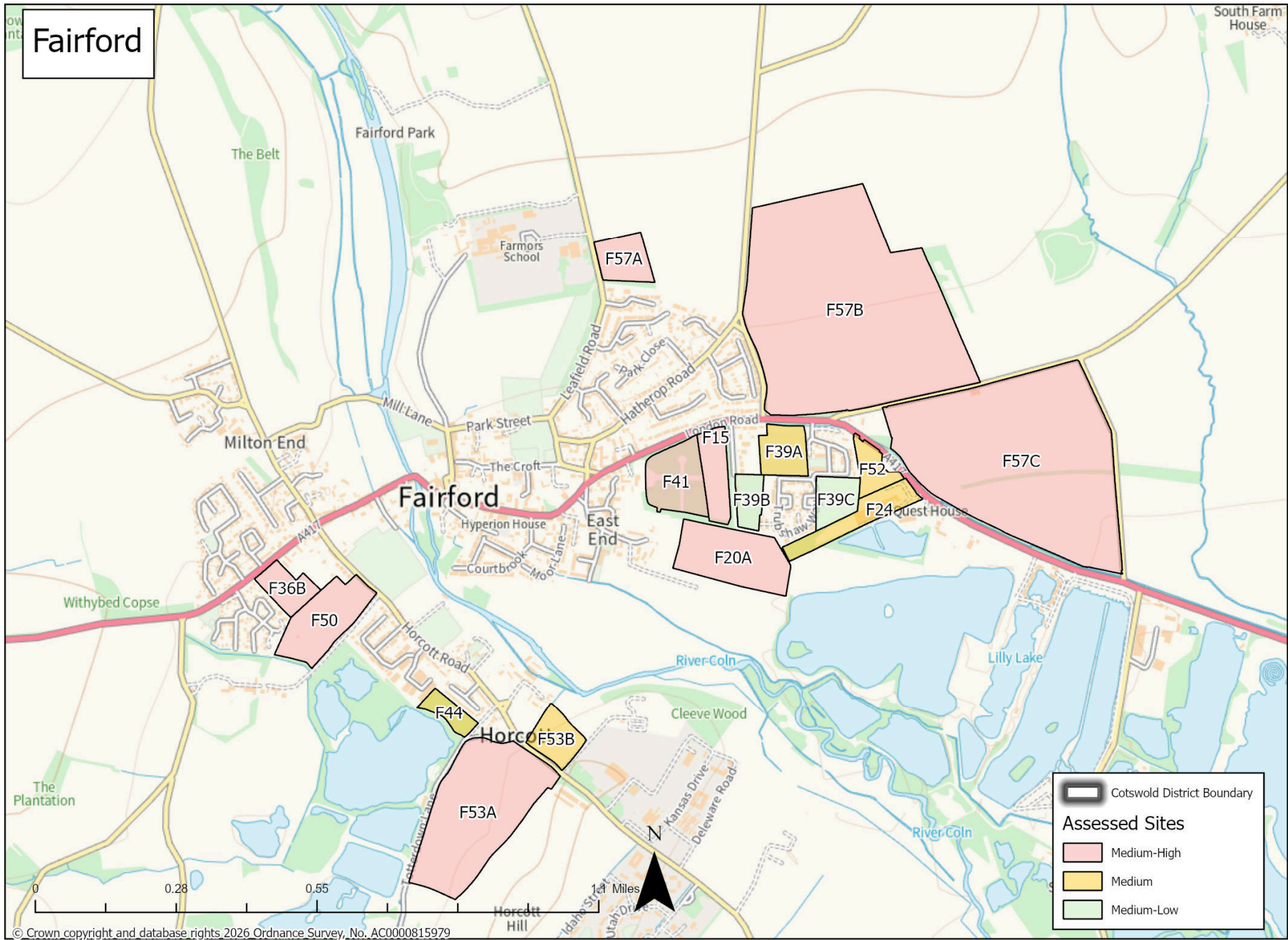


Figure A3: Assessed Sites and Site Sensitivity



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-HIGH 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-high 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 SENSITIVITY
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.	