

Kemble Site Assessments

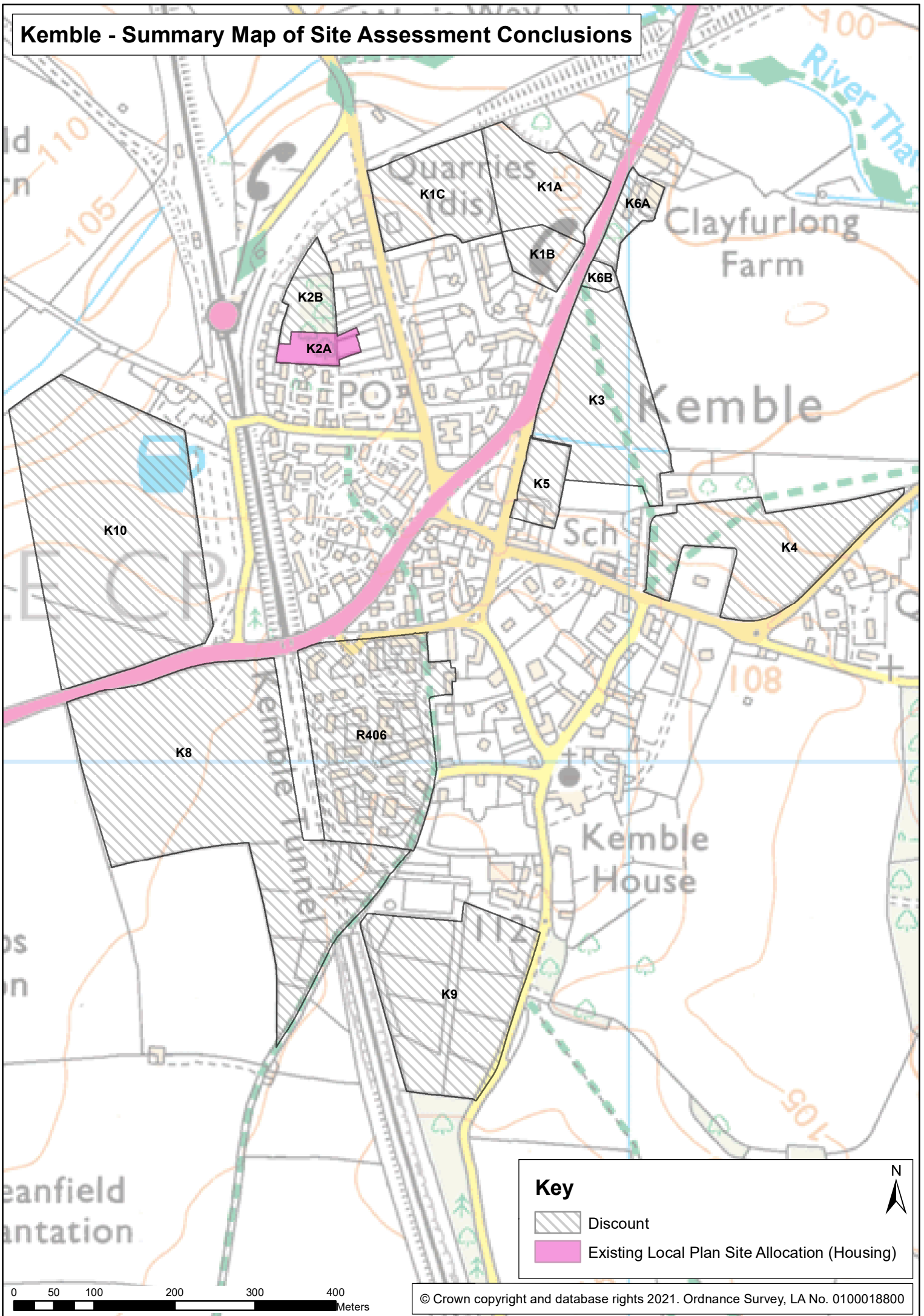
Strategic Housing and Economic Land Availability Assessment (2021)



Contents

Summary Map of Site Assessment Conclusions	I
Site Assessments: Part I	I
Site Assessments: Part 2	3
Kemble Community Gardens (ref: K2A)	3
Land east of Clayfurlong Grove (refs: K3, K6A, K6B)	9
Land south of A429 and west of railway tunnel (ref: K8)	15
Land south of Home Farm and east of railway line (ref: K9)	20
Land north of A429 and west of railway station (ref: K10)	25

Kemble - Summary Map of Site Assessment Conclusions



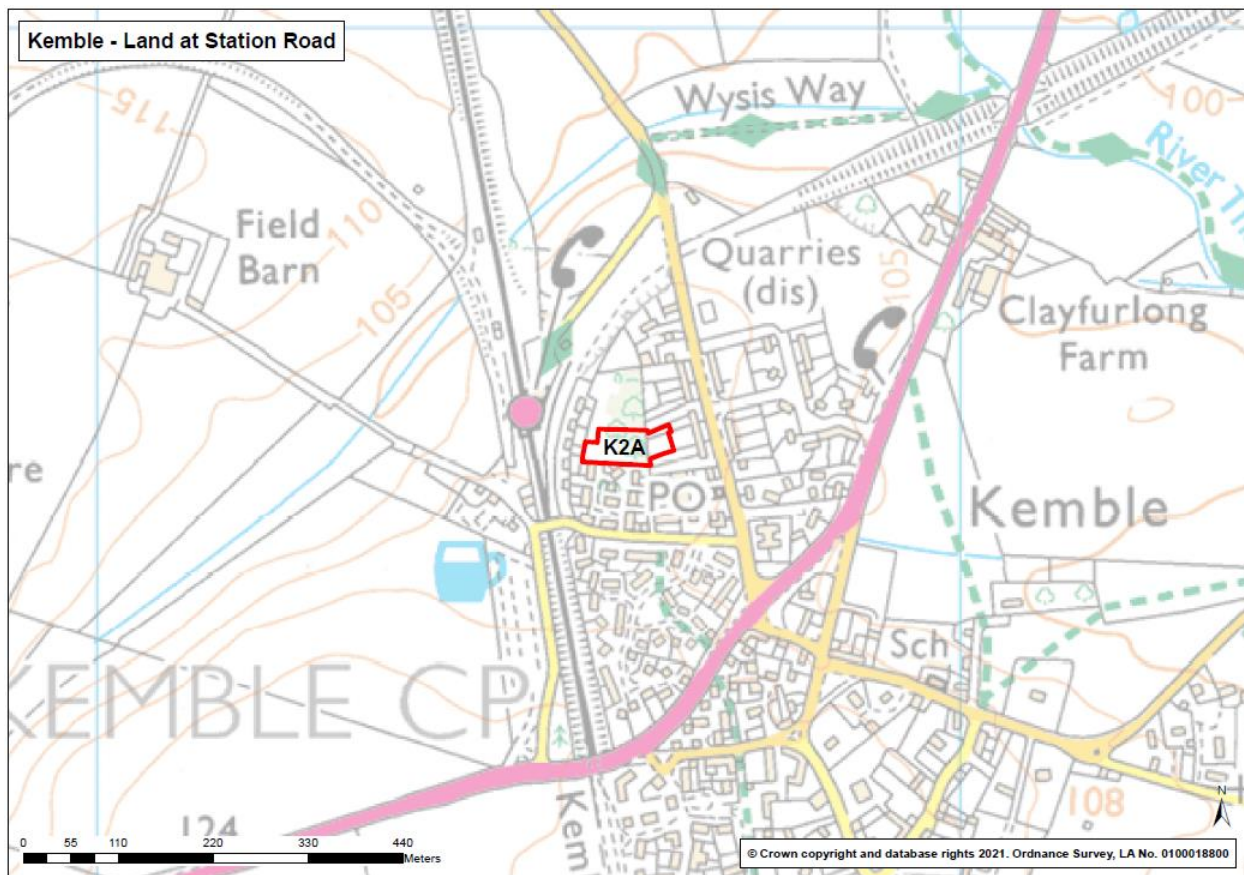
Site Assessments: Part I

Ref.	Address	Proposal	Assessment	Conclusion
K1A	Land south of Clayfurlong Farm	Housing	Unsuitable - The site is an important part of the rural setting of Kemble and the Special Landscape Area. Development would also adversely affect the setting of Clayfurlong Farm (a Listed Building). The site has also not been reconfirmed as available.	Discount
K1B	Land between Windmill Road and A429	Housing	Extant planning permission for 15 dwellings (ref: 20/00833/FUL). Deliverability assessed in Housing Land Supply Report.	Discount
K1C	Kemble Playing Field	Housing	Unsuitable - The site is designated in the Local Plan as a Local Green Space. It is a playing field with important local amenity. The Cotswold District Open Space, Sport and Recreation Study identifies that the provision of play space falls below the minimum standard in Kemble and identifies this site for protection. In addition, the site is an important gap in the landscape between the built edge of the village and the rural character beyond. Removal of this gap would have adverse impact on the setting of the village and the landscape.	Discount
K2A	Kemble Community Gardens	Affordable housing	Detailed site assessment provided in Part 2	See Part 2
K2B	Land at Station Road (Local Green Space)	Local Green Space	Withdrawn - site submitted as a Local Green Space in the emerging Local Plan	Discount
K3, K6A, K6B	Land east of Clayfurlong Grove - Orchard Field	Housing	K3, K6A and K6B have been assessed together to consider whether any strategic benefits could be gained by allocating one or more of the sites or whether any parts of the sites, which might otherwise be unsuitable for housing or commercial development, could deliver other elements of a scheme. Detailed site assessment provided in Part 2. However, the conclusion of the detailed site assessment finds these sites to be unsuitable.	Discount
K4	Land north of School Road and The Piece	Housing	Unsuitable - highly sensitive part of the Special Landscape Area. The whole site is also part of the Kemble Conservation Area. The Thames Path is close by and there are also footpaths running through the site accessing the village. Development would have an adverse impact on the Conservation Area, the Special Landscape Area and the setting of the village.	Discount
K5	Land to north-west of Kemble Primary School, School Road	Housing	Extant planning permission for 8 dwellings (ref: 19/03417/FUL). Deliverability assessed in Housing Land Supply Report.	Discount

Ref.	Address	Proposal	Assessment	Conclusion
K7	Kemble Airfield	Around 2,000 dwellings + new employment	<p>Kemble Airfield is not within or adjacent to a Principal Settlement. A new settlement is incompatible with the Local Plan Development Strategy and the Wiltshire Core Strategy. The site is in active use as an airfield, as well as providing employment and leisure uses, which have a significant contribution to the local economy. Some of the employers are reliant on functioning runways. The airfield is also an important regional infrastructure asset that is supportive of the aerospace industry and the loss of this facility would also potentially have wider economic impacts.</p> <p>The site is within a prominent location that is visible from a large number of places, including the Thames Path national trail, public roads and footpaths, and villages both within the Cotswold AONB and the Kemble / Ewen Special Landscape Area. The site's development would comprise blocks of development that would have a highly damaging impact on the surrounding landscape. There are also four Listed Buildings on-site (within Cotswold boundary) and two directly adjacent in Wiltshire. Development would radically change the character of their currently spacious setting.</p> <p>Although the site is technically categorised as brownfield, in reality the site comprises large areas of open green space around the runways, hangars and associated airport buildings. Furthermore, there are concerns about the potential impact on biodiversity value of these areas, although a full ecological survey is required.</p> <p>An assessment of the traffic impacts upon the strategic road network would also be required, so as to assess the scale of impact on Junction 17 of the M4. There are also concerns about the impact of traffic on the local highway network, in particular, the junction of the A429/A433, the junctions around Cirencester's 'ring road', including the roundabout by the Cirencester Office Park (Stroud Road) and the pinch point that exists where the A433 narrows to a single lane as it passes below the Swindon to Gloucester railway line.</p>	Discount
K8	Land south of A429 and west of railway tunnel	100 homes	Detailed site assessment provided in Part 2 (although the conclusion finds these sites to be unsuitable)	Discount
K9	Land south of Home Farm and east of railway line	20 homes	Detailed site assessment provided in Part 2 (although the conclusion finds these sites to be unsuitable)	Discount
K10	Land to the north of A429 and west of railway station	100 homes	Detailed site assessment provided in Part 2 (although the conclusion finds these sites to be unsuitable)	Discount
R406	Top Farm	Housing	Development complete	Discount

Site Assessments: Part 2

Kemble Community Gardens (ref: K2A)



Proposal: 8 zero carbon exemplar affordable homes

Assessment date: January 2021

Site area: 0.36ha

Land ownership: Single ownership

Site description

The site incorporates the southern part of Kemble Community Gardens. The community gardens are open to the public and comprise allotment gardens and a larger wildlife area containing mixed grasses, a wooded area and a pond. There is a circular walk around the community gardens and they have grown to become a valued community facility. The gardens host community events and activities, are used for educational purposes and they provide a recreational facility.

The community gardens are elevated above Kemble railway station car park to the north and are surrounded by housing to the east, west and south.

Regarding the makeup of K2A specifically, the parcel has three distinct parts: the western part incorporates a wildlife pond; there is a wooded wildlife area in the centre; and the eastern part incorporates part of the rear gardens of three houses (3-5 Windmill Road). Access is provided into the site from Abbots Way to the south.

Planning history

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

The site is located on part of the former Kemble Manor Gardens. The Manor Gardens once occupied a much larger area, extending southwards to Station Road and eastwards to Windmill Road, and were entirely used as allotments. Successive housing developments have incrementally eroded the size of the Manor Gardens over time, including a mid-20th century development to the east on Windmill Road and, more recently, the 24 dwelling Abbots Way

development to the south, which was completed in the early 2000s (refs: 02/00211/OUT, 04/02820/OUT and 05/01575/REM).

In 2008 a community group took over the remnant part of the former Manor Gardens to form Kemble Community Gardens. At this time, the site had fallen out of use and had become overgrown. The community gardens have been developed to become an attractive and well-maintained greenspace, which is valued by local community.

In 2018, the southern part of the site was allocated in the Local Plan for residential development, subject to securing the long-term protection of the remaining part of the Community Gardens (as provided for in Local Plan Policy EN3 (ref: LGS7)). The site was also included within the Kemble development boundary, as defined by the adopted Local Plan proposals map.

In May 2021, the Kemble Neighbourhood Plan was put to a referendum, which received a majority in favour of the Neighbourhood Plan. Policy KE7 provides a design guide for K2A. The site has had no planning application history as yet, although a partnership between Cotswold District Council, who own the site, and a housing association is being sought to bring forward a development proposal.

Landscape

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

Description

The parcel is located within the Kemble settlement and consists of a well maintained community garden carved out of regenerating dense deciduous woodland and scrub that is present to the north. The parcel is enclosed by residential curtilage to the south, east and west, so the parcel is enclosed on three sides. It is accessible from housing to the south (Abbotts Way). It is located within the Kemble and Ewen Special Landscape Area (SLA). Although it is located within the settlement it has a tranquil quality.

Landscape Context

National Character Area 107: Cotswolds

Landscape Character Type: Dip Slope Lowland

Landscape Character Area TV3A: Kemble Dipslope

Constraints/Designations

Landscape: Not within the Cotswolds AONB. Is located within the Kemble & Ewen Special Landscape Area.

Historic: No listed buildings within or on the edge of the parcel. No Conservation Areas within the parcel although the Kemble Station Conservation Area is close to the western boundary.

Other: No TPO or PRoW present within the parcel although it is publicly accessible.

Landscape sensitivity

Evaluation: **Medium**

Justification: The parcel is located within the confines of the settlement. This limits the effect change will have on the wider landscape. However, in townscape terms, the parcel is a recognised public green space within the settlement and is valued by the local community it serves. The space and tree cover contribute to local Green Infrastructure provision and it is also likely to have biodiversity value. Any development of the parcel should be delivered alongside a retained community green space. Overlooking and privacy is a consideration.

Biodiversity

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

The site is not within an area covered by a formal nature conservation designation. However, it has local wildlife value. The wooded area and pond have been set aside specifically to provide an area for wildlife. Allotment gardens often also provide habitat for various species, which would be affected by the development of K2A. A range of species have been identified on the site and reptiles may be present. Further survey work is required to confirm the species and habitats that are present and their quality.

The site is modelled to be within a Great Crested Newt (GCN) Amber Zone and, given the existence of the wildlife pond, GCNs may be present. The Parish Council website indicates that a £2,000 grant has been awarded to the Community Gardens, which is being used to refurbish the wildlife pond area. This conflicts with the development proposal, which would be located on the site of the pond.

The site is also located approximately 70m to the north of Kemble Railway Cutting Site of Special Scientific Interest (SSSI), although this is designated for its geological value and not its biodiversity value. The development of K2A would not affect the special features of the SSSI.

There are currently good linkages between K2A and the railway wildlife corridor to the north, which is important for biodiversity. The development of K2A would need to maintain and enhance the ecological links.

The site has a relatively high biodiversity value at present, particularly related to its role in providing public access to nature, and it will be challenging in this context to deliver Biodiversity Net Gain in conjunction with development.

Habitat loss will be difficult to mitigate, but an improvement would be required. The part of the community garden that would be retained is already likely to have higher biodiversity value and limited potential for improvement. The development of K2A may risk a net loss in biodiversity on the site. Off-site mitigation and ecological enhancements may be one solution to overcome this, although this solution would not alter the net loss to biodiversity in this specific location.

The development of K2A would also increase light and noise pollution and disturbance, both during construction and after completion, which may negatively impact the remaining wildlife area within the community gardens. These issues require further specialist assessment and mitigation, which would be necessary to deliver Biodiversity Net Gain.

Overall, habitat loss, the impact of development on protected species and ecological mitigation are likely to be significant constraints that will influence the scheme design. This may also have an impact on scheme viability. If off-site ecological enhancements are proposed to deliver a net gain in biodiversity, further detail will be needed about specific nature and location of the improvements within any planning application.

Trees

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

The site does not contain any trees protected by a Tree Preservation Order (TPO). The trees that are present include a variety of native deciduous tree and hedgerow species. There are no individual specimens worthy of a Tree Preservation Order, although the trees and hedgerow species present clearly have a collective importance for their wildlife and amenity value.

The creation of 8 dwellings on K2A would almost certainly require the removal of a substantial area of trees and hedgerow species within the site. It is unclear where the required compensatory planting could be provided within the site or within the wider community gardens. The wider community garden site is already quite heavily wooded. Further detail is needed about the location of replacement tree planting to understand whether the solution is acceptable in principle.



Historic Environment (excluding archaeology)

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

Historic Environment Context/Constraints and Opportunities

Context: The site is a remnant part of the former Manor Garden Allotments. The Kemble Community Gardens site has become an attractive greenspace within the centre of a residential area. The site is surrounded on three sides by residential development: there are semi-detached 19th century railway cottages to the west; early 21st century housing to the south; and mid-20th century semi-detached houses to the east.

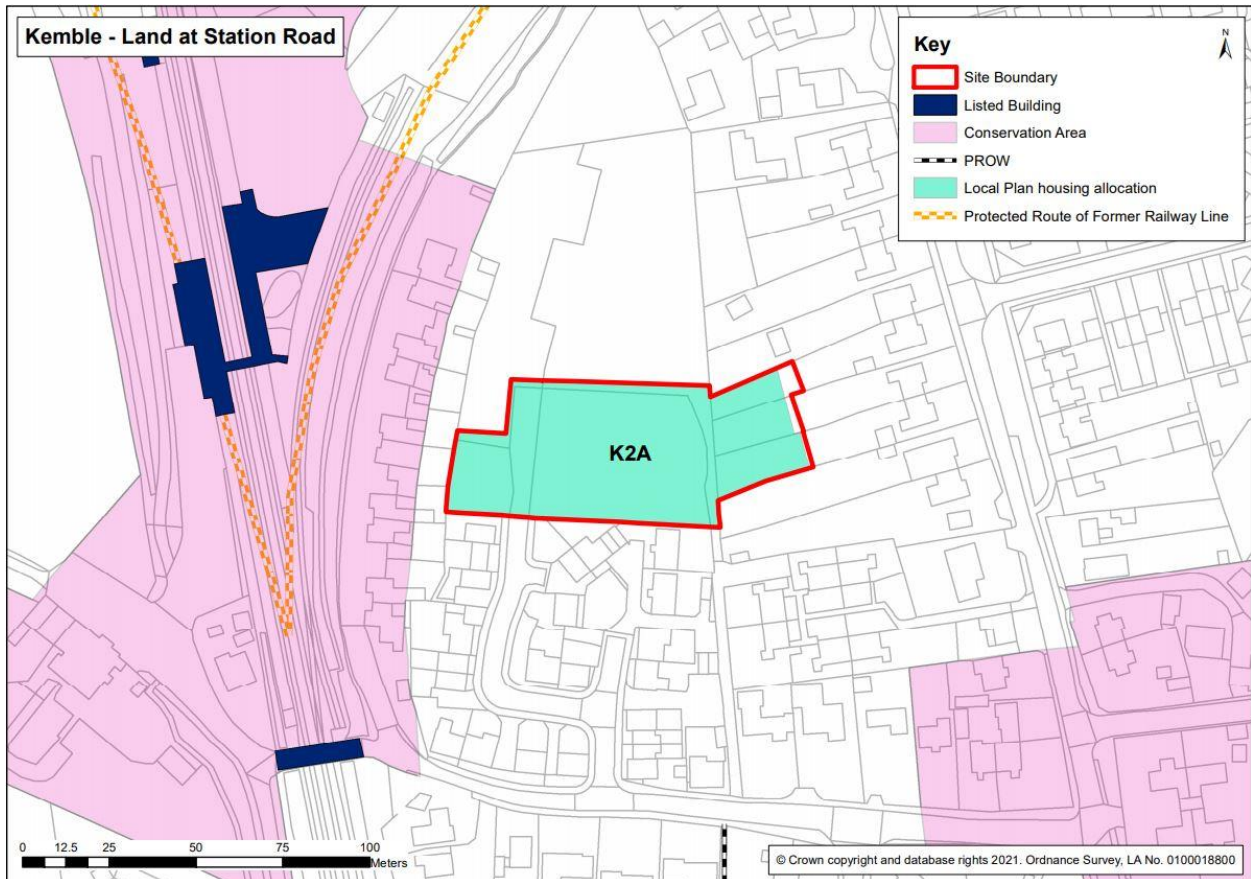
Designated heritage assets: The site is located approximately 50m from two Grade II listed buildings (Kemble station, which is located 50m to the north-west, and 'Railway bridge approximately 110m south of Kemble station', which is located to the south-west). Both are screened by existing housing development and would unlikely be impacted by the development of K2A.

Kemble Station Conservation Area is located close to the western boundary of K2A - the Conservation Area boundary follows the building-line of some railway cottages but does not include their rear gardens. The site contributes to the setting of the Conservation Area. Consideration should be given within any development proposals to ensuring that they enhance rather than detract from the setting of the Conservation Area.

A Kemble and Kemble Station Conservation Areas Appraisal and Management Guidance (2016) has been prepared by a community group. Although not formally endorsed by Cotswold District Council, this report identifies some local concerns about the development of K2A. The report notes that "*the setting of the Kemble station as a rural station in an agricultural landscape, and set to one side of the village, is important in maintaining its character.*" It goes on to say that "*planning permission would not normally be approved for development which would adversely affect or result in harm to the views of and the setting of the [Conservation] area, or a significant loss of tree cover or other vegetation [or] the infilling of gaps which preserve or enhance the character and appearance of the subject conservation area.*"

Non-Designated heritage assets: None known

Heritage at risk issues: None known.



Other issues / constraints

- An eight-dwelling exemplar affordable housing scheme has considerable material weight in favour of developing the site in the planning balance.
- The community gardens have physical and mental health and wellbeing benefits for local people.
- The Cotswold District Green Infrastructure Strategy (May 2021) identifies Kemble Community Gardens as a Green Infrastructure 'Wellbeing' asset. It also identifies a deficit of publically accessible green infrastructure provision in Kemble.

Local Plan Policy ENI(c) specifies that “New development will, where appropriate, promote the protection, conservation and enhancement of the historic and natural environment by contributing to the provision and enhancement of multi-functional green infrastructure.” Linked to this, paragraph 92(c) of the NPPF (Feb 2019) specifies that, “To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs”.

The proposed development would help secure the long-term future of an area of multi-functional green infrastructure. However, it would also result in the loss of land that currently provides multi-functional green infrastructure in an area where there is already a deficit.

- The Parish Council website indicates that there is a waiting list for the allotments.
- Significant archaeological deposits have been found on the site, which will require a mitigation strategy and may have viability implications.
- Zero carbon homes need to be orientated to make use of natural sunlight. However, the position of the dwellings within the site may constrain the site layout and, consequently, the number of dwellings that can be delivered.
- Amenity and privacy issues from adjacent houses.
- Source Protection Zone.

- Fairford and Kemble airfield safeguarding areas.

Recommendation

The site is allocated in the Local Plan for residential development and an active scheme is being brought forward to build approximately eight exemplar zero carbon houses, which would be delivered well before 2031. The site has various constraints that require further consideration within a detailed development proposal.

Indicative capacity

Eight dwellings based on capacity assessment undertaken by the Council. This is lower than the 11 dwelling capacity provided by the density multiplier assumption.

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

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

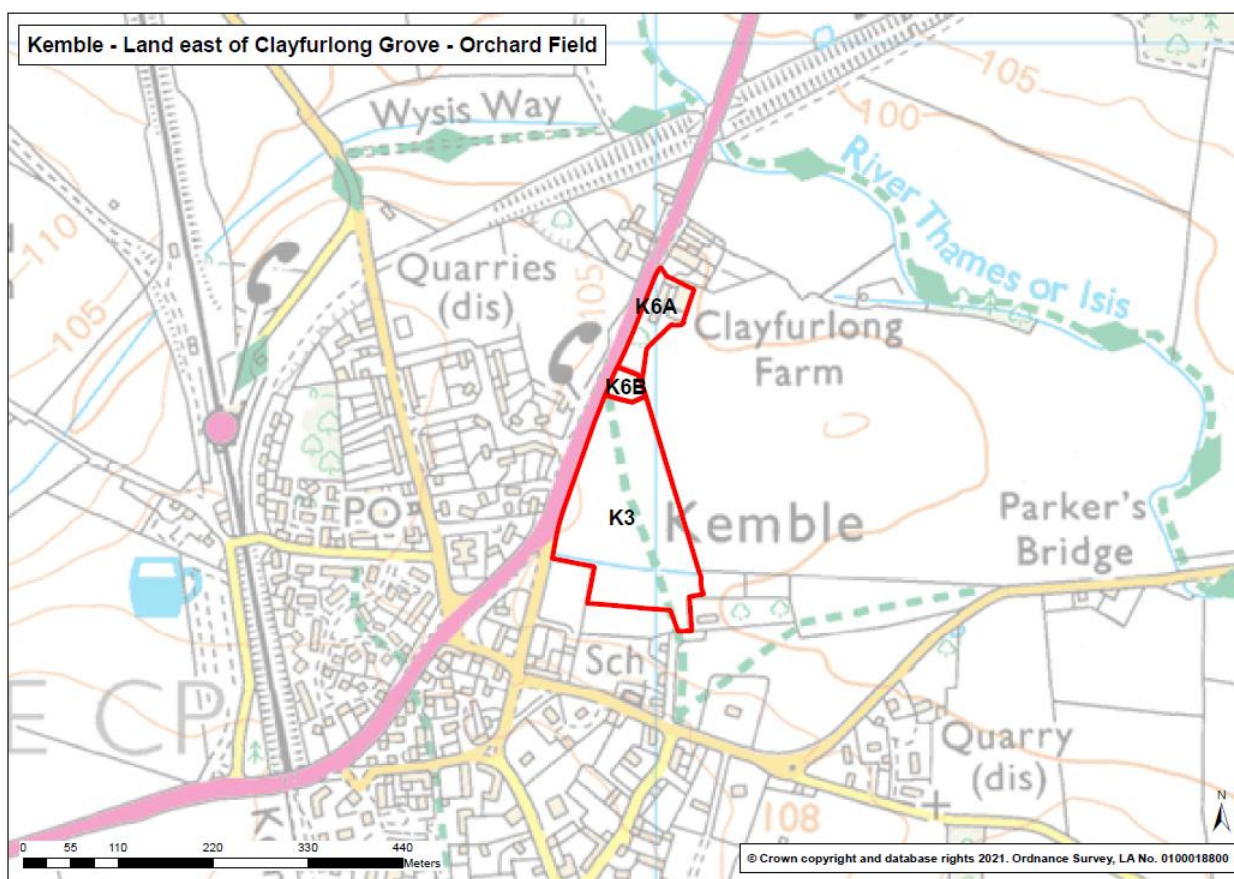
If K2A were to be developed, the design must:

- Deliver a 100% exemplar zero carbon affordable housing development;
- Secure the long-term protection of the remaining part of the Community Gardens; and
- Maintain and enhance the wildlife linkages between the site and the wildlife corridor along the railway line to the north.

Key actions required

- Ecological assessment to further understand the level of biodiversity, the impact of development and necessary mitigation measures;
- Archaeological mitigation strategy;
- Further detail on how biodiversity net gain will be achieved;
- Further detail on where replacement tree provision would be provided; and
- Historic environment impact assessment to further understand the impact of development on the Conservation Area.

Land east of Clayfurlong Grove (refs: K3, K6A, K6B)



Proposal: Housing (not submitted to 2020 Call for Sites but reassessed due to adjacent planning permissions, which change the site context)

Site area: Combined = 3.38ha (K3 = 2.82ha; K6A = 0.44ha; K6B = 0.12ha)

Assessment date: February 2021

Land ownership: Single ownership

Site description

The site is located to the north-east of Kemble. The northern part incorporates two Dutch barns and their farm access, which are surrounded by trees. The southern part of the site is mostly a triangular shaped pastoral field. The far south of the site includes part of Kemble Primary School's playing field and part of a residential curtilage, which has been set to grass.

The site is bound by the A429 to the west. There is early 20th Century housing opposite the south-western part of the site; agricultural land to the west; Clayfurlong Farm (now in residential use) to the north-west; Clayfurlong Barns to the north (6 converted barns into dwellings); further pastoral farmland to the east and south-east; and Kemble Primary School and the rear gardens of houses on School Road to the south.

Planning history

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

The sites are all located outside the Kemble development boundary, as defined by the adopted Local Plan.

K3 (southern part of the site)

10/04422/FUL – “Erection of 2 dwellings”. Returned

K6A/K6B

08/02058/FUL – “Proposed re-use of redundant dutch barns to provide 20 flats for student accommodation”.
Refused

Adjacent land to the south-west of the site (known as Land north west of Kemble Primary School, West Lane)

19/03417/FUL – “Demolition of existing garaging and erection of eight residential dwellings and associated development. Two new vehicular access points, car parking for school staff and adjacent dwellings”. Permitted

Adjacent land to the west of the site (known as Land north east of Clayfurlong Grove)

20/00833/FUL – “Erection of 15 dwellings and associated garages, car ports and car parking together with one new vehicular access point, pedestrian and cycle access points, landscaping and ancillary development”. Permitted

Landscape

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

Description

The parcels are located to the north east of the settlement and to the east of the A429. They have an agricultural context and this continues into the wider landscape to the east. All of the parcels are located within the Kemble and Ewen Special Landscape Area (SLA) and exhibit its identified characteristics.

Residential development is present to varying degrees to the north, south and west. The neighbouring settlement edge is generally defined by 20th Century development with further 21st century development permitted.

A Public Right of Way (PRoW) crosses parcel K3 and K6B, this is the extent of public access to the parcels. The footpath crosses the parcels along a north/south axis. Further PRoW are present within the local landscape, intervening features will limit views from some vantage points. Pavements along the A429 also provide public vantage points that afford views across to the wider landscape.

Parcel specific features

K3 – is comprised of a single pastoral field with signs of ridge and furrow located to the east of the A429. It is bound by hedgerow to the south, east and west. The northern boundary is delineated by a post and rail fence. Kemble Footpath 11 enters through this fence and crosses the centre of the parcel to the southern boundary. A single mature oak tree is present at its centre.

To the north of the parcel is K6B. Beyond the southern boundary is a small pastoral field which is subject to a recently permitted residential application for eight dwellings. Alongside the field to the south is the Kemble Primary School playing field with domestic curtilage adjacent to this. To the west of the parcel is 20th century residential development of varying styles and age. Beyond the eastern boundary is a continuation of the undeveloped rural character. The character of the parcel ties it to the rural agricultural context present around the Kemble settlement.

K6A – is comprised of a former agricultural yard. Two Dutch style open sided barns are present within the parcel alongside an area of hard standing. Vegetation is present and is likely to be self-seeded. No public access is permitted within the parcel. The northern, southern and western boundaries are bound by varying levels of vegetation. The eastern boundary is more open with gaps present in the self-seeded vegetation.

North of the parcel is a small residential development of converted agricultural structures, one of these structures is listed. This development is outside of and detached from the Kemble settlement. To the south is parcel K6B. To the east is a large field that is characteristic of the undeveloped agricultural landscape around Kemble. West of the parcel is the A429 with a field beyond. The southern part of the field to the west has recently gained planning permission for 15 dwellings (20/00833/FUL). The north of the field remains undeveloped due to concerns regarding the setting of the listed building to the north west of the parcel (Clayfurlong House).

K6B – is comprised of a small paddock with a track that provides access to the parcel to the north (K6A) and south (K3) from the A429. The parcel is not actively used for agriculture and is laid to grass. A small amount of timber appears to be stored on the land. Kemble Footpath 11 crosses the south-western corner of the parcel.

Beyond the northern and southern boundaries are the neighbouring parcels. To the east is a continuation of the rural character present around Kemble and to the west is the A429 with a field beyond. The southern section of the neighbouring field has recently gained planning permission for 15 dwellings (20/00833/FUL).

Landscape Context

National Character Area 107: Cotswolds

Landscape Character Type: Dip Slope Lowland

Landscape Character Area TV3A: Kemble Dipslope

Constraints/Designations

Landscape: All parcels within the Kemble & Ewen Special Landscape Area

Historic: No Listed Buildings within the parcels. Clayfurlong House and two adjoining barns are listed and present to the north-west and north of parcel K6A respectively. Parcels not within a Conservation Area, but the Kemble Conservation Area is present to the south and west of K3.

Other: No TPO present within the parcels. Public Right of Way Kemble Footpath 11 is present within K3 and K6B

Landscape sensitivity

K3 Sensitivity: The parcel has susceptibility to change through housing development due to its position on the settlement edge and within the context of the characteristic rural landscape present around the settlement. Development would represent encroachment into this context and form a prominent addition to views. The A429 would be enclosed on both sides through the settlement and a link with the characteristic surrounding rural landscape would be lost. The vegetated field boundaries and solitary oak tree within the parcel form important landscape features and provide layers of visual filtering across the agricultural landscape. The PRoW is present across the centre of the parcel and would need to be accommodated within any proposal. The parcel forms an important part of the rural approach to the settlement along the A429. Given this, its susceptibility to change and its location within the SLA, the parcel is considered to have **High/Medium** sensitivity.

K6A Sensitivity: The parcel has susceptibility to change due to its position within the rural landscape and apparent detachment from the Kemble settlement (despite the recent permission to the south-west). Development of the parcel would reduce the green gap between the rural development to the north and the settlement to the south. This would be seen as a major encroachment into the rural landscape. Given this context, its susceptibility to change and its location within the SLA, the parcel is considered to have **High** sensitivity.

K6B Sensitivity: The parcel has susceptibility to change through housing development due to its position on the settlement edge and within the context of the characteristic rural landscape present around the settlement. Development would represent encroachment into this context and form a prominent addition to views. The A429 would be enclosed on both sides through the settlement and a link with the characteristic surrounding rural landscape would be lost. The parcel forms an important part of the rural approach to the settlement along the A429. Given this, its susceptibility to change and its location within the SLA, the parcel is considered to have **High/Medium** sensitivity.

Biodiversity

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

The site is not located within an area covered by a formal nature conservation designation. However, parts of the site are identified as being a Great Crested Newt red zone and a Great Crested Newt amber zone. There is also Priority Habitat (deciduous woodland) located around 120m to the north of the site, forms a wildlife corridor along both the course of the River Thames and the disused railway line embankment.

The Dutch barns within the north of the site have potential to accommodate protected species, such as Barn Owls and nesting swallows (both of which are known to reside in the area). Previous surveys identified the barns have low potential for roosting bats, although the surrounding vegetation has potential to support foraging bats. The vegetation is also suitable habitat for nesting birds and feeding birds.

The pastoral field and is likely to improved grassland, which is likely to have lower nature conservation value, although a survey would be required to confirm this. The field has mature hedgerows and trees around its perimeter. There is also a mature Oak tree within the centre of this field, which is also of ecological significance.

There is a drainage ditch along the southern boundary of the pastoral field, which is located within the Great Crested Newt red zone and is likely to have ecological significance. There is also an area of unkempt grassland in the south-east corner of the site, which could have further ecological interest.

The site may contain various opportunities to deliver Biodiversity Net Gain. For example, the existing trees and hedgerows could but could be further enhanced with additional tree planting and stronger green infrastructure linkages. There is also an opportunity to create ponds.

Trees

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



The site does not contain any trees protected by a Tree Preservation Order. However, the southern part of the site is located within the Kemble Conservation Area, where trees are protected and Policy EN7 of the Local Plan applies.

There is a significant field (Oak) tree within the centre of K3. There is also a large Ash tree on the south-western boundary of this field, which is also a fine example. In addition, there is a group of Sycamore trees along the boundary of the site between the Kemble Primary School playing field and the adjacent recently permitted housing development to the west, which are also of significance. K3 also contains mature hedgerows around its boundaries. These are assets of the site and would add value within the design of any development. Their loss would make the site less developable.

K6A and K6B contain a significant number of mature deciduous trees, mostly Ask, Oak and Sycamore.

It is anticipated that the barns within K6A could be converted without harming trees. It is also expected that K3 could be developed without harming trees and would require only a small amount of hedgerow removal, which could be compensated with new hedgerow planting. The development of this site may also provide opportunities for further tree planting.

Historic Environment (excluding archaeology)

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

Context: The site has a distinctly rural character and appearance forms part of the northern gateway into Kemble. K3 is mostly a pastoral field, which has remained unchanged since the 1843 Ordinance Survey. The southern part of K3 was once part of a larger agricultural field, the majority of which is now occupied by Kemble Primary School and its playing field. The strip of grassland in the south-east corner is a remnant part of that field.

K6A contains a pair of open-framed Dutch barns, which are visually prominent from public viewpoints and have a functional agricultural appearance typical of such structures.

The site is seen in the context of the early 20th Century white rendered housing of Clayfurlong Grove to the west. There is older Cotswold stone housing and Kemble Primary school to the south. To the north are converted agricultural buildings of Clayfurlong Farm / Barns.

Designated heritage assets: The southern part of K3 is located within the Kemble Conservation Area. The Conservation Area wraps around the southern and south-western part of the site. The part of the site not within the Conservation Area functions as the rural setting of Kemble Conservation Area. The development of K3 in particular would have a harmful impact on the setting of the Conservation Area.

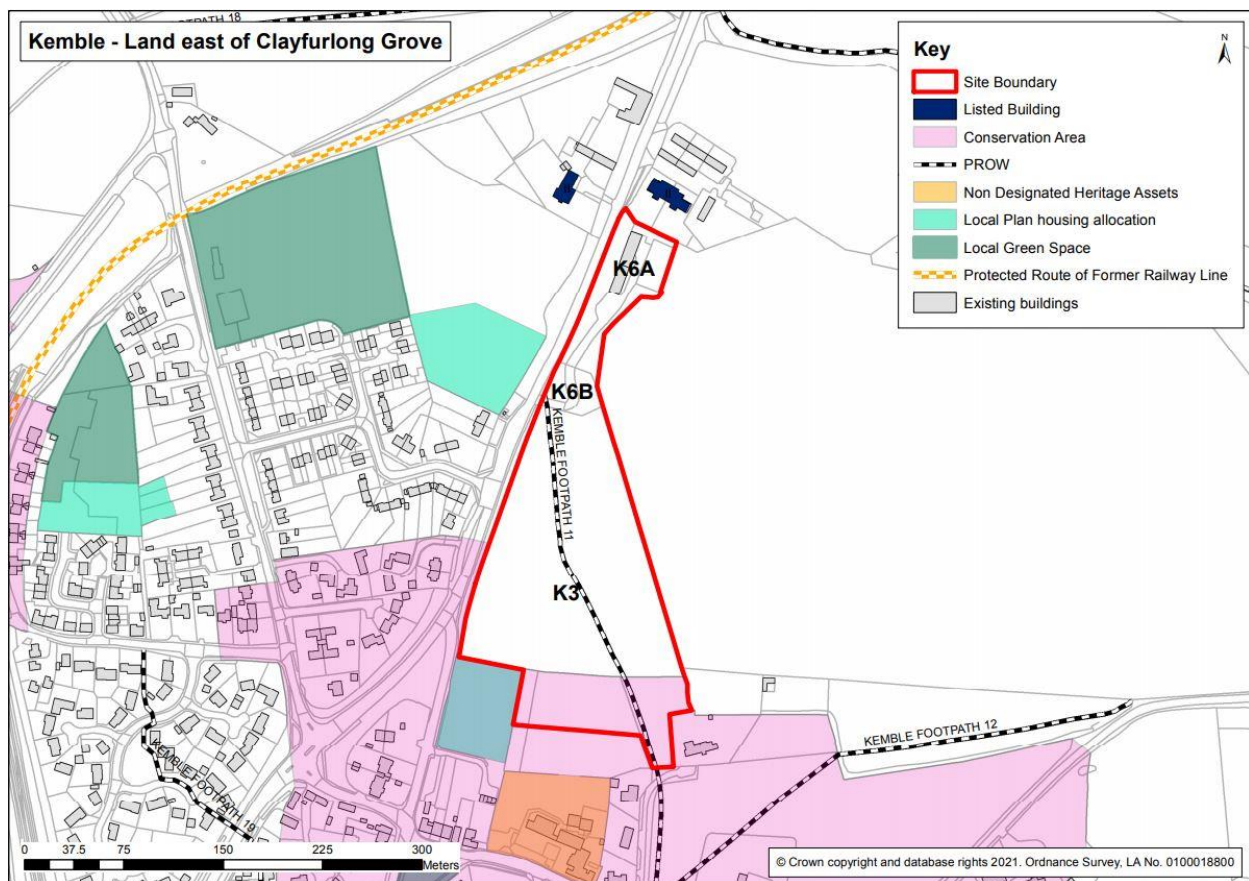
The Dutch barns are in close proximity to a group of Grade II listed buildings to the north (Clayfurlong House and Barns at Clayfurlong Farm), which are now in residential use. Any development around these buildings would need to retain their connection with their rural agricultural setting. However, the development of K6A would lead to an extension of the built-up area pretty much all the way between the village of Kemble and what was a rural outlier farm (not within the settlement). This would harm the rural setting of the listed buildings.

The conversion of the Dutch barns would require substantial alteration to their existing form, materials and condition, which would alter their character and appearance.

Non-Designated heritage assets: K3 contains ridge and furrow within the field.

Heritage at risk issues: None known

Opportunities: None known



Other issues / constraints

- The southern part of the site incorporates a school playing field and would be subject to Local Plan Policy INF2. The loss of school playing field land would need to demonstrate that there is either no local demand for this facility or that replacement land could be provided in an appropriate alternative location;
- The site has good walking accessibility to the railway station and it fits well with transit orientated development principles;
- Local network electricity pylons span across the south of the site;
- Source Protection Zone; and
- Kemble and Fairford airport safeguarding zones.

Summary

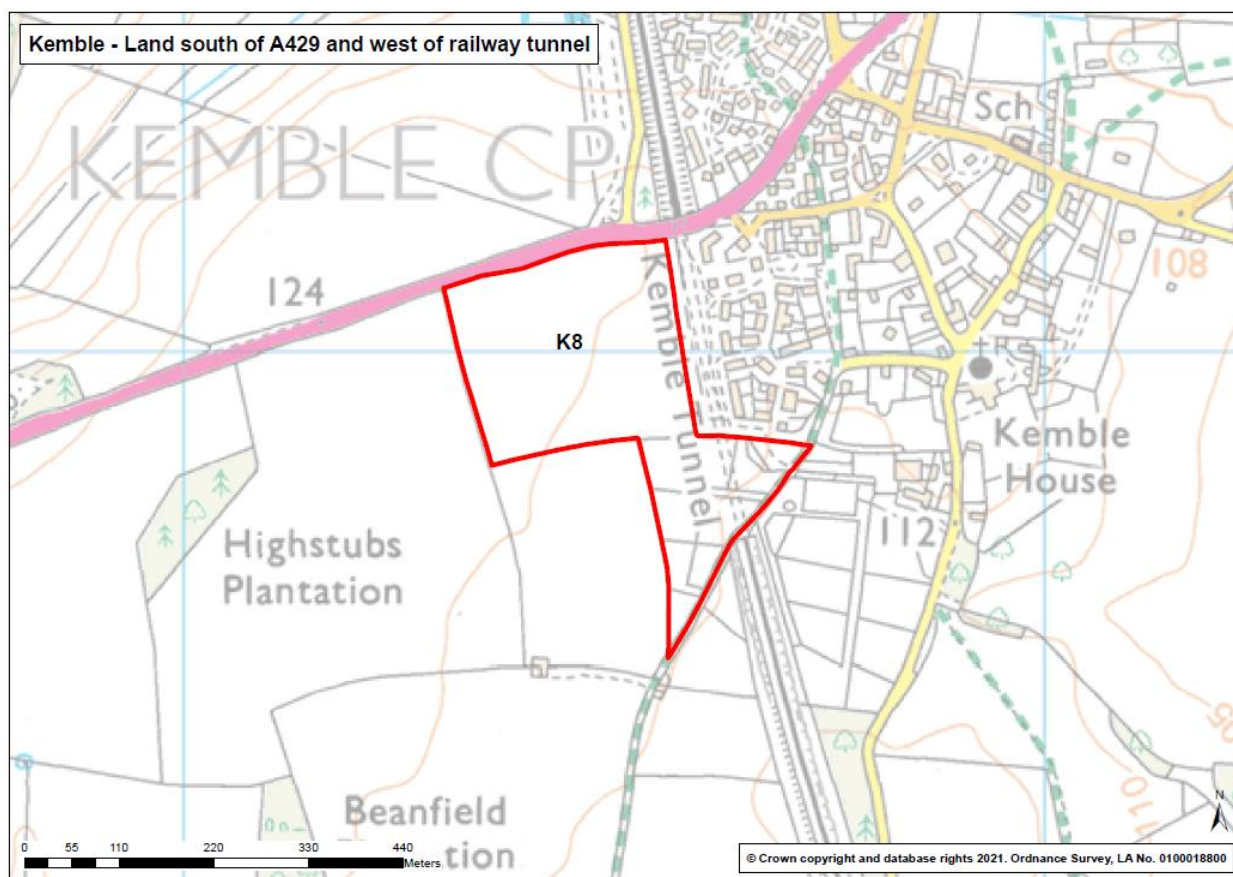
Evidently, this remains a sensitive site within the Special Landscape Area – the sites are assessed to have either ‘High’ or ‘High/Medium’ landscape sensitivity. The southern part of K3 is within the Kemble Conservation Area and the remainder of the sites functions as the rural setting of the Conservation Area. The sites also provides the rural setting of several listed buildings. They is visually prominent at the northern gateway into Kemble.

There may be potential to convert the Dutch barns, although this in itself would be sensitive and would require careful design to avoid any heritage and ecological impact issues.

Recommendation

The site is currently unsuitable for allocation in the Local Plan partial update.

Land south of A429 and west of railway tunnel (ref: K8)



Proposal: Approximately 100 homes

Assessment date: February 2021

Site area: 7.85ha

Land ownership: Single ownership

Site description

The site is located to the south-west of Kemble at the gateway into the village from the A429. The land has gently sloping topography, which ascends to the west. It is divided into two main areas: a square shaped arable field to the north; and a triangular shaped field to the south, which has been subdivided into horse paddocks that are separated by post and rail fencing. A railway tunnel runs beneath the southern part of the site. The eastern tip of the triangular field contains a SuDs pond, which was installed as part of the recently completed 50 dwelling Kemble Farm housing development adjacent to the north and east of the site.

The site is bound by the A429 to the north with the Kemble railway station car park and arable farmland beyond. To the south and west is further arable farmland. A tarmacked public bridleway, which runs alongside the south-eastern boundary and there are further horse paddocks beyond this. There is a dense strip of tree planting along the eastern boundary of the square field, which screens the adjacent 50 dwelling development. The western boundary of the triangular field also has a strip of recently planted trees.

Planning history

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

The site is located outside the Kemble development boundary, as defined by the adopted Local Plan. It is identified within the Kemble and Ewen Neighbourhood Plan as a Non-Designated Heritage Asset (ref: KE9/7). The majority of the site has no recent relevant planning application history, although the eastern corner of the triangular field was part of the 50 dwelling Kemble Farm housing development to the north and contains the SuDs for that development (refs: 11/04236/OUT and 14/03638/REM).

Landscape

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

Description

The parcel is located to the south west of the settlement and to the south of the A429. It has an agricultural context and this continues into the wider landscape to the north, south and west. A section of the eastern part of the parcel is located within the Kemble and Ewen Special Landscape Area (SLA). The SLA is present around the northern and eastern boundaries of the rest of the parcel.

Recent residential development is present to the east (14/03638/REM). This development abuts the railway line and tunnel that has traditionally informed the building pattern and extent of the settlement.

No Public Rights of Way (PRoW) are present within the parcel, although Kemble Footpath 8 is present alongside the south-eastern boundary and continues south into the rural landscape. Views of the parcel are afforded from this footpath. There are few PRoW in the wider landscape. A section of pavement is present along the north side of the A429 that affords views into the parcel from the north.

Landscape Context

National Character Area 107: Cotswolds

Landscape Character Type: Dip Slope Lowland

Landscape Character Area TV3A: Kemble Dipslope

Constraints/Designations

Landscape: Eastern part of southern field is within the Kemble & Ewen Special Landscape Area. The SLA is also present to the northern and eastern boundaries.

Historic: No Listed Buildings within the parcels. Parcel's not within a Conservation Area, but the Kemble Conservation Area is present to the east of the southern part of the parcel.

Other: No TPO present within the parcels. Public Right of Way Kemble Footpath 8 is present along the south-eastern boundary of the parcel.

Landscape sensitivity

Evaluation: **High**

Justification: The parcel has susceptibility to change through housing development due to its position on the settlement edge and beyond the railway line. Residential development beyond the railway line would be a significant deviation from the historic settlement pattern. This encroachment into the characteristic agricultural landscape around Kemble would form a prominent addition to the landscape and views from publicly accessible vantage points to the north and south. Given this context and the parcels susceptibility to change, it is considered to have **High** sensitivity.

Biodiversity

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

The site is not located in an area covered by a formal nature conservation designation, although part of the site is located within a Great Crested Newt amber zone. The Kemble Railway Cuttings Site of Special Scientific Interest is located 20m to the north of the north-east of the site, although this is designated for its geological and not ecological interest. The development of this site would therefore not have an impact on the SSSI.

The south-eastern boundary is also located adjacent to a railway cutting, which is also expected to have higher biodiversity. The development of this site may negatively impact the biodiversity on the adjoining land.

The horse paddocks within the south of the site appear to be species poor grassland of low conservation value, although a survey would be required to establish this. The arable fields are also likely to have limited biodiversity, although may provide habitat for some protected species such as ground nesting birds and Brown Hare.

The ecology surveys supporting the adjacent 50 dwelling housing development identified foraging bats in the area. The trees and hedgerows in the area, some of which border K8, were also found to provide habitat for some protected bird species. Yellow Hammer were observed on the site when visited in February 2021.

Opportunities for Biodiversity Net Gain on this site might include the creation of a swathe of Green Infrastructure between the two developments, which would help to provide further cohesiveness. The development could also include additional tree planting along the western boundaries and to better connect the site with the surrounding green infrastructure network.

Trees

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

There are no trees within the site protected by a Tree Preservation Order (TPO). The trees that are present are confined mainly to the site boundaries. These include several larger trees at the north-western boundary adjacent to the A429; a strip of semi-mature trees along the eastern boundary of the square field; and a strip of recently planted trees along the western boundary of the triangular field; and recently planted trees along the southern boundary of the adjacent 50 dwelling housing development. There is also a hedgerow, which is broken in places, which separates the northern square field part of the site from the southern triangular horse paddock part of the site.

None of the trees are particularly fine examples of their species and their worth is in their collective ecological value and their role as landscaping screening. This site would be considerable more exposed within the landscape without the existing trees and hedgerows.



Historic Environment (excluding archaeology)

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

Historic Environment Context/Constraints and Opportunities

Context: the site was once part of two larger fields. The northern field used to include the land, which now accommodates the 50 dwelling Kemble Farm development. The southern field once included the horse paddocks and the land to the west of the horse paddocks. This has been divided in two. The development of this site would therefore only partly accord with the historic field pattern.

The northern part of the site is seen in the context of modern development to the east, although this has been traditionally designed. The southern part of the site, however, is seen in the context of the more historic part of Kemble, including a number of much older buildings.

The building pattern in Kemble, particularly housing development, has historically remained on the eastern side of the railway line, which has provided a clear boundary to the village. The development of this site would therefore also depart from the historic building pattern of the village. Furthermore, developing beyond this boundary would make the surrounding land more susceptible to development.

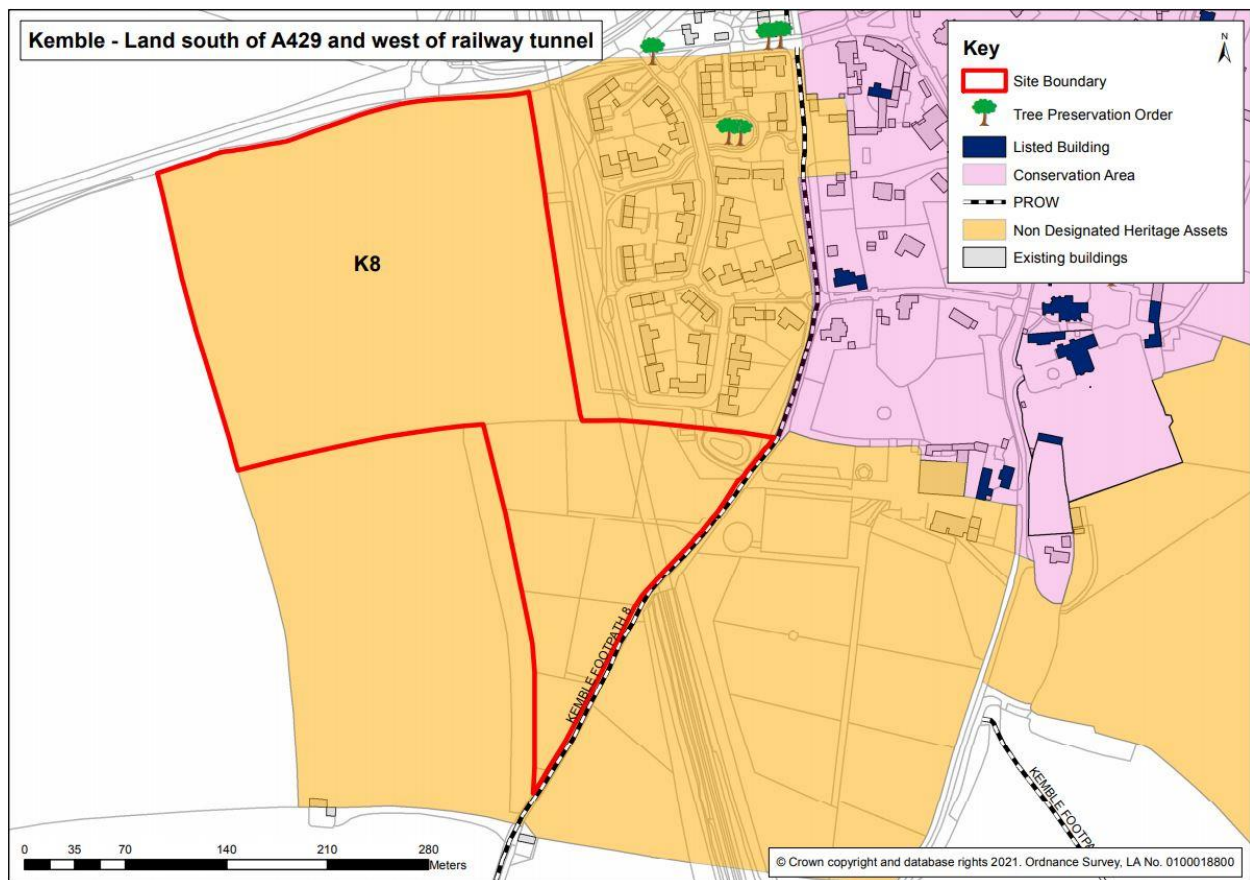
Designated heritage assets: The site does not contain any designated heritage assets. However, it is located adjacent to and within the setting of the Kemble Conservation Area to the east. In particular, the site provides part of the rural setting of the Conservation Area when approaching the village from the south via Kemble Footpath 8 (a well-used public bridleway).

The site is located around 140m to the west of the Grade II listed Home Farmhouse and Barn at Home Farm. These are partially screen by agricultural buildings, although the site to some degree forms part of the rural setting of these buildings. There are further Grade II and Grade II* listed buildings located around 180m to the east on Church Road. Although it is not thought that housing on K8 would be visible from street level from these buildings, it may be visible from the first floor and therefore may still have an impact on their setting. Furthermore, there are currently good views across this site from the A429 to the spire of All Saints Church, which is a Grade II* listed building.

Non-Designated Heritage Assets (NDHA): The whole site is identified in the Kemble and Ewen Neighbourhood Plan as a NDHA (The reason for identifying the area as an NDHA is that it is open land around and covering the railway tunnel to the south-west of the village). It is also adjacent to the railway tunnel entrance, which is an impressive stone built structure which is also considered to be a NDHA.

Heritage at risk issues: None known

Opportunities: None known



Other issues / constraints

- The southern part of the site is on top of the Kemble railway tunnel. Further consultation with network rail would be needed to understand whether development could go on this land or the buffer that would be required;
- The site has good walking accessibility to the railway station. It therefore fits well with transit orientated development principles;
- Loss of productive agricultural land – a soil survey would be required to understand whether this is best and most versatile land;
- Scale of development is incongruous for a village the size of Kemble;
- Irregular shape site, particularly within the southern part of the site, would constrain the site layout;
- Kemble and Fairford airfield safeguarding zones; and
- Source Protection Zone.

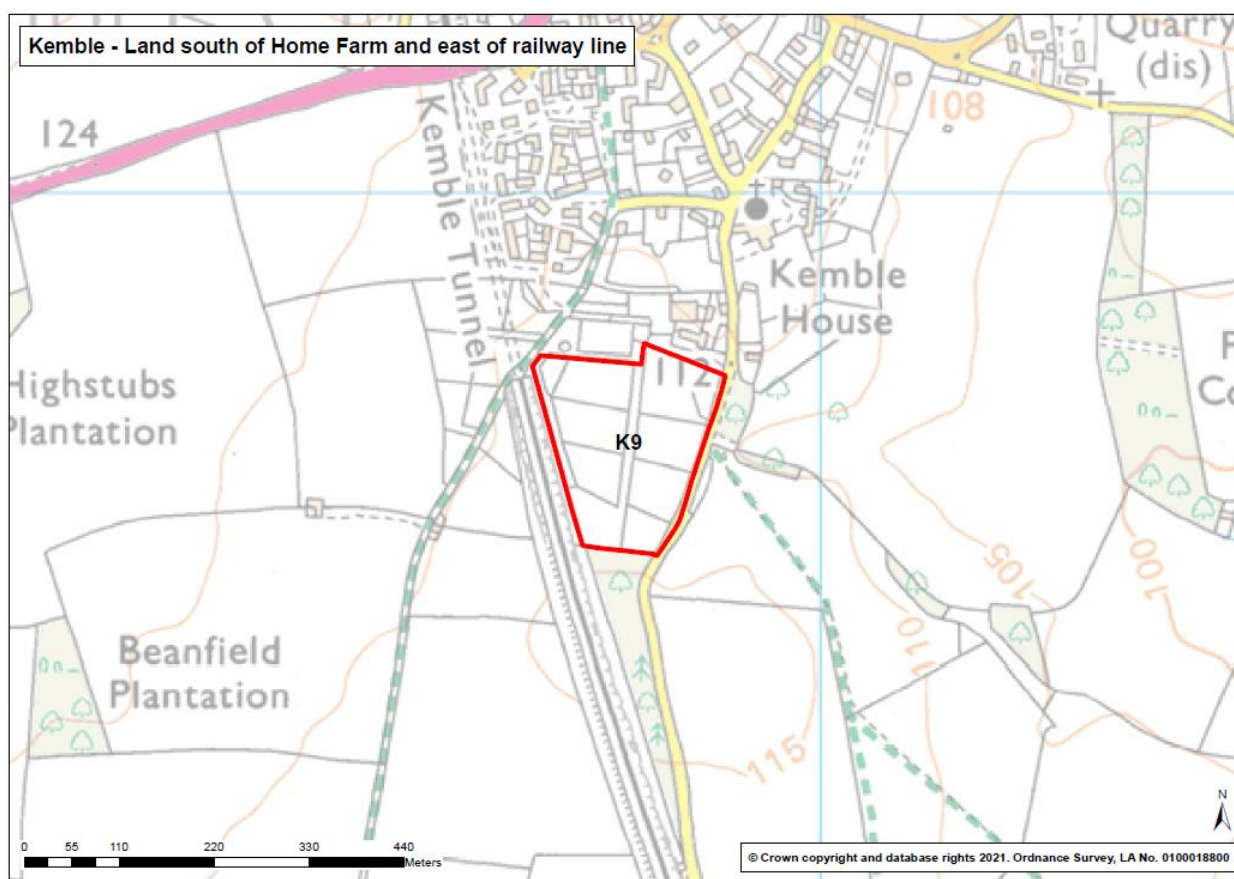
Summary

This is a greenfield site in the setting of the Special Landscape Area and forms part of the rural setting of the Kemble Conservation Area and Grade II listed buildings. It is also located at the gateway into Kemble from the A429. The development of this site would introduce residential development to the west of the railway line, which would deviate from the historic building pattern and limits of the village. In so doing, it would also make surrounding land more susceptible to further development. The site is assessed to have 'High' landscape sensitivity.

Recommendation

The site is currently unsuitable for allocation in the Local Plan.

Land south of Home Farm and east of railway line (ref: K9)



Proposal: 20 homes

Assessment date: February 2021

Site area: 3.66ha

Land ownership: Single ownership

Site description

The site is located to the south of Kemble on land with flat topography. It comprises a field, which has been subdivided into seven horse paddocks that are separated by post and rail fencing. The site is accessed from the north-west corner via a tarmacked public bridleway known as Old Vicarage Lane.

The site is surrounded by Home Farm to the north and there is a ménage and horse walker immediately adjacent to the northern boundary. A railway line runs through a cutting adjacent to the western boundary and enters a tunnel next to the north-west of the site. There are further horse paddocks and arable fields to the west, a copse of trees to the south. Church Road forms the eastern boundary, which is a tree-lined single track rural road. There is further arable farmland beyond Church Road to the east.

Planning history

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

The site is located outside the Kemble development boundary, as defined by the adopted Local Plan. It is identified within the Kemble and Ewen Neighbourhood Plan as a Non-Designated Heritage Asset (ref: KE9/7). The site has no recent relevant planning history of its own, although the site is in equine use as opposed to its former agricultural use.

Nearby land to the north (Land at Top Farm)

11/04236/OUT – “Residential development comprising up to 50 dwellings”. Permitted

14/03638/REM – “Erection of 50 dwellings (Reserved Matters details relating to Appearance, Layout, Landscaping and Scale of residential development approved under permission 11/04236/OUT)”. Permitted

Landscape

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

Description

The parcel is located to the south of the settlement and is comprised of a pastoral field. The field is currently divided into equestrian paddocks. The rural agricultural character continues to the south, east and west. The northern boundary is met by Home Farm with the Kemble settlement beyond. The parcel is located within the Kemble and Ewen Special Landscape Area (SLA) and exhibits its identified characteristics.

Church Road is tree and hedgerow lined and is present along the eastern boundary. The western boundary is lined by the railway line cutting and Old Vicarage Lane. A small copse of trees is present to the southern boundary.

No Public Rights of way (PRoW) are present within the parcel, although Kemble Footpath 8 is present alongside the north-western boundary and continues south into the rural landscape. Kemble Footpath 9 crosses the adjacent field to the east and meets Church Road halfway along the eastern parcel boundary. Views of the parcel are afforded from these footpaths and the adjacent roads.

Landscape Context

National Character Area 107: Cotswolds

Landscape Character Type: Dip Slope Lowland

Landscape Character Area TV3A: Kemble Dipslope

Constraints/Designations

Landscape: Eastern part of southern field is within the Kemble & Ewen Special Landscape Area. The SLA is also present to the northern and eastern boundaries.

Historic: No Listed Buildings within the parcels. Parcel's not within a Conservation Area, but the Kemble Conservation Area is present to the north of the parcel beyond Home Farm.

Other: No TPO present within the parcels. Public Right of Way Kemble Footpath 8 is present along the north-western boundary of the parcel. Kemble Footpath 9 is near the eastern boundary.

Landscape sensitivity

Evaluation: High

Justification: The parcel has susceptibility to change due to its position within the rural landscape and apparent detachment from the Kemble settlement. Development would represent encroachment into the rural landscape and form a prominent addition to views. The parcel forms an important part of the rural approach to the settlement from the south. Given this, its susceptibility to change and its location within the SLA, the parcel is considered to have **High** sensitivity.

Biodiversity

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

The site is not located within an area covered by a formal nature conservation designation. However, it is located within a Great Crested Newt amber zone and the northern boundary is within a Great Crested Newt red zone. The copse to the south of the site is also identified as Priority Habitat (deciduous woodland). The copse in the north-east corner may also be Priority Habitat.

The site is located adjacent to a railway cutting, which commonly have significant levels of biodiversity and can provide habitat for various protected species. Part of the same railway cutting 360m to the north is a Site of Special Scientific Interest, although this is designated for its geological value and would not be affected by the development of this site.

The main part of this site is a horse paddock, which is likely to be species poor grassland of low conservation value, although a survey would be required to confirm this. The hedgerow running along the eastern boundary is well-established and contains various native species and is likely to have higher biodiversity value.

The development of this site would likely have a negative impact on the surrounding habitats through disturbance, increased noise and light, and pollution. This would need to be carefully managed and mitigated to ensure Biodiversity Net Gain could be achieved.

Ways to deliver Biodiversity Net Gain on this site might include additional tree planting, native species planting within the landscaped areas and installing bird and bat boxes and bat access tiles within the development.

Trees

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

The site does not contain any trees, which are protected by a Tree Preservation Order (TPO). The horse paddocks do not contain any trees. The trees that are present within the site are located within a copse in the north-east corner. There is also a copse adjacent to the southern boundary and an outgrown hedgerow, which runs alongside the eastern boundary and also contains some trees.

There do not appear to be any particularly fine tree specimens. The value of the trees in this location are more to do with their collective importance for their role in screening the site within the wider landscape and for their ecological value within the Green Infrastructure network.

If this site were developed, there would almost certainly be a requirement for additional native species tree planting to the north of the site to screen views from the adjacent Conservation Area and listed buildings.



Historic Environment (excluding archaeology)

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

Context: The site is part of an agricultural field, which once included the land to the north, which now occupies a ménage and horse walker. Apart from the northern boundary, the other boundaries surrounding the site follow the historic field pattern.

The site is viewed in the context of historic buildings to the north-east and the more modern equine facilities to the north-west. However, this location has a distinctly rural feel. The site is separated from the built up part of Kemble

by the agricultural buildings and equine facilities of Home Farm. The development of this site would be a significant southwards expansion to the village, which leapfrogs the farm complex.

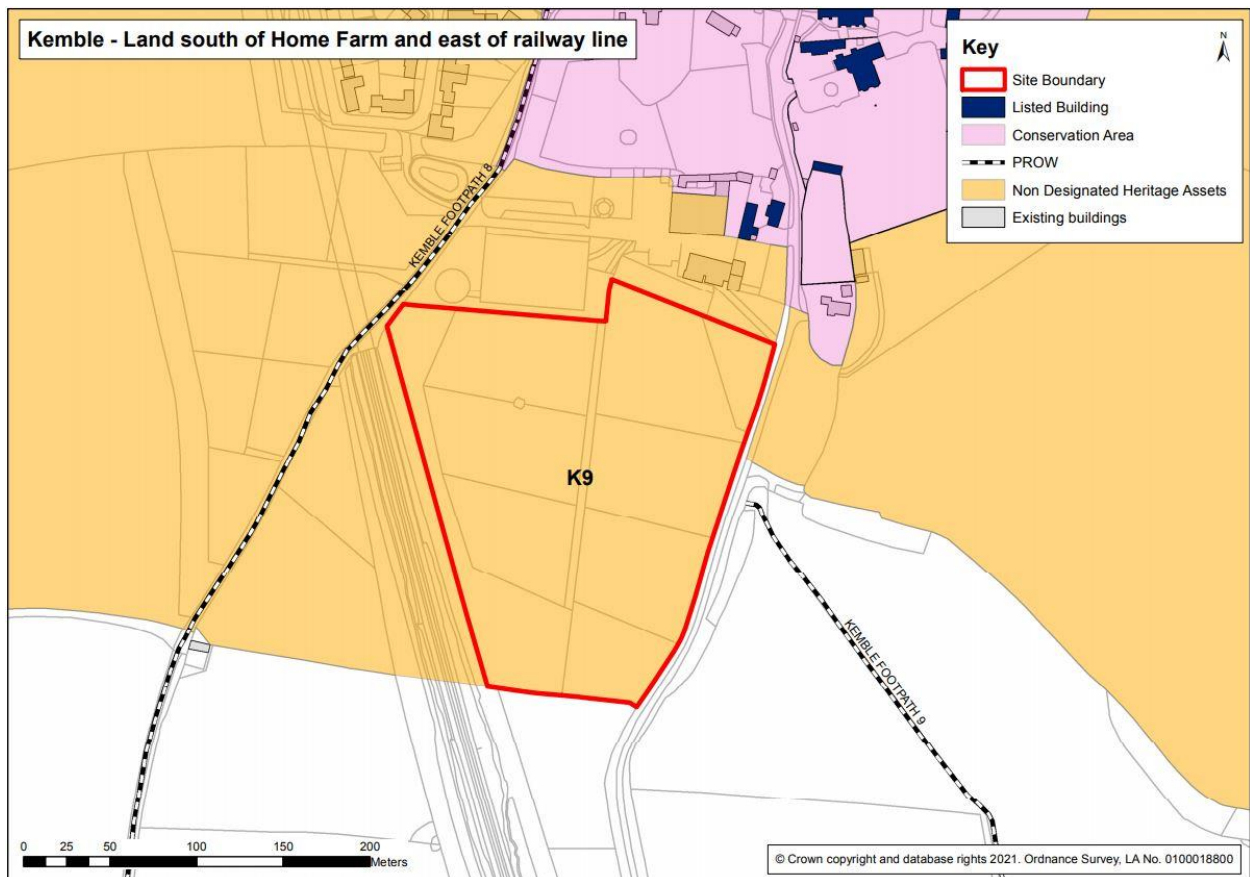
Designated heritage assets: The site does not contain any designated heritage assets. However, the northern and eastern boundaries are at points only 20m of the Kemble Conservation Area. The Grade II listed Home Farmhouse and Barn at Home Farm are located 45m to the north of the site. The site forms part of the rural setting of these buildings and the Conservation Area.

Non-Designated Heritage Assets: The whole site is identified in the Kemble and Ewen Neighbourhood Plan as being a Non-Designated Heritage Asset (part of the open land around and covering the railway tunnel to the south-west of the village). There is also a dry stone wall running alongside the public bridleway at the north-west boundary.

Adjacent to the north-west boundary is the railway tunnel entrance, which is an attractive stone-built structure and is also a Non-Designated Heritage Asset.

Heritage at risk issues: None known

Opportunities: None known



Other issues / constraints

- Access – the access would likely be via the north-west corner from Old Vicarage Lane. This would require upgrading and may have a harmful impact on the rural setting of the Conservation Area and the adjacent listed buildings. Church Road is located next to the eastern boundary but is a single track rural road within the Kemble Conservation Area and is unlikely to be capable of being upgraded.
- The site has good walking accessibility to the railway station. It therefore fits well with transit orientated development principles.
- A strip of land running along the western boundary is within the Network Rail land ownership buffer zone.
- Kemble and Fairford airfield safeguarding zones.
- Source Protection Zone

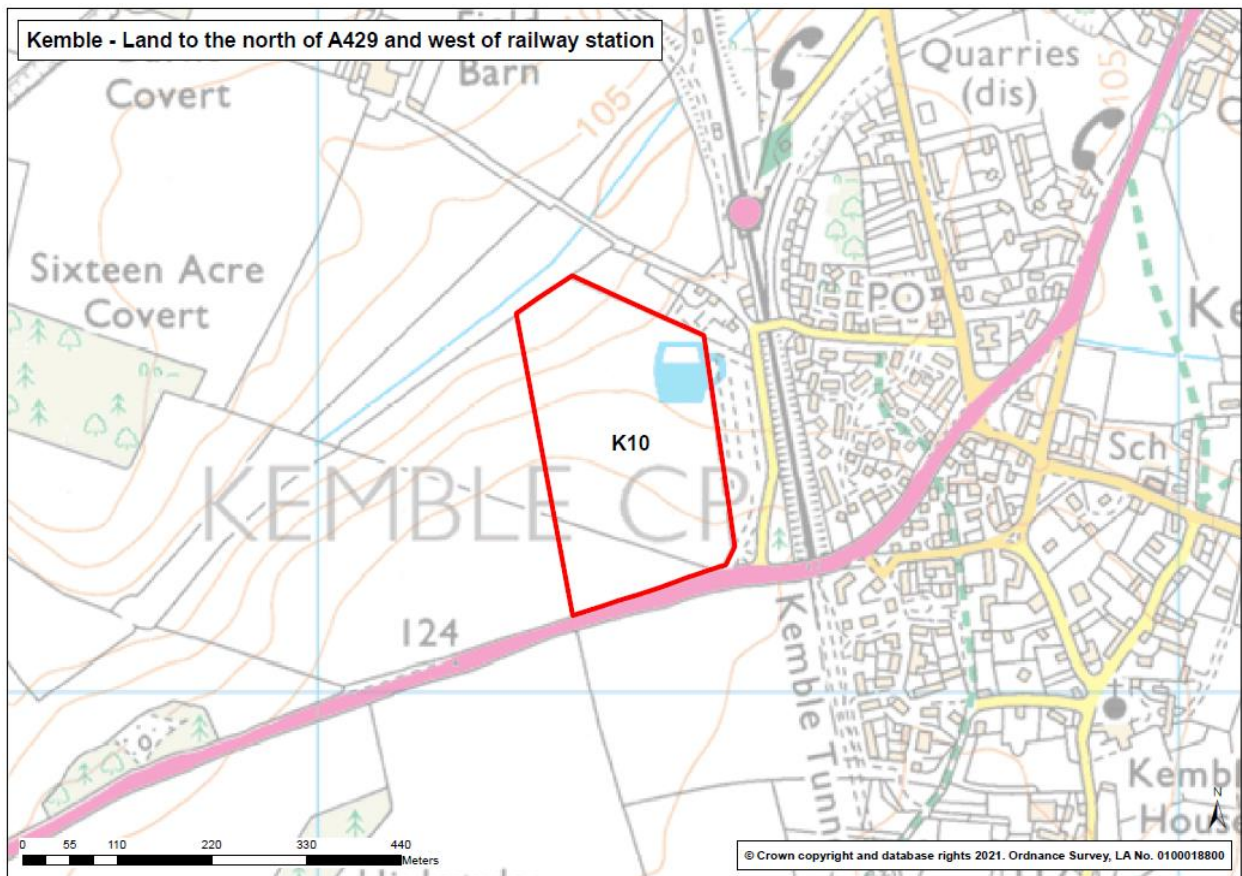
Summary

This is a greenfield site within the Special Landscape Area. It forms part of the rural setting of the Conservation Area and several listed buildings. It is also viewed from a well-used public bridleway. Although the site is reasonably well-contained by Church Road to the east and the railway line to the west, the development of this site would be a significant southwards expansion off Kemble into open countryside. It would also leapfrog the Home Farm building complex. Development would fundamentally erode the historic nature of this part of the village and its character. Overall, the development of this site is likely to have too harmful an impact on its sensitive surroundings.

Recommendation

The site is unsuitable for allocation in the local plan

Land north of A429 and west of railway station (ref: K10)



Proposal: 100 homes

Assessment date: February 2021

Site area: 6.88ha

Land ownership: Single ownership

Site description

The site is part of two arable fields, which are located on sloping ground to the west of Kemble. The land falls towards a stream adjacent to the north-western boundary. Being part of two fields, the site has no defined western boundary.

The site is located adjacent to Kemble railway station and its recently completed car park extension to the east. The Tavern public house is located to the north-east. The A429 forms the southern boundary with further arable fields beyond. The land dips into a valley to the west and north, where there is further arable farmland beyond.

Planning history

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

The site is located outside the Kemble development boundary, as defined by the adopted Local Plan, and has no recent relevant planning application history.

Land to the east (Kemble railway station car park)

15/00786/FUL - Change of use from agricultural use to car park, providing 333 spaces with associated landscaping, lighting and boundary treatments, new access road from A429 and new pedestrian access route to station. Permitted

17/00838/FUL - Erection of a vehicle height restrictor. Permitted

Landscape

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

Description

The parcel is located to the west of the settlement and to the north of the A429. It has an agricultural context and this continues into the wider rural landscape to the north, south and west. The recently built Kemble Railway Station Car Park is present to the east of the parcel. Beyond this is the railway line with the Kemble settlement beyond.

The parcel is located within the Kemble and Ewen Special Landscape Area (SLA) and exhibits its identified characteristics.

No Public Rights of Way (PRoW) are present within or on the edge of the parcel. Views of the parcel are achieved from the neighbouring car park, A429 and road side pedestrian routes to easterly orientations.

Landscape Context

National Character Area 107: Cotswolds

Landscape Character Type: Dip Slope Lowland

Landscape Character Area TV3A: Kemble Dipslope

Constraints/Designations

Landscape: The parcel is located within the Kemble & Ewen Special Landscape Area.

Historic: No Listed Buildings within the parcel. Parcel not within a Conservation Area, but the Kemble Station Conservation Area is present to the north east of the parcel.

Other: No TPO present within the parcel. No Public Rights of Way within or on the boundaries of the parcel.

Landscape sensitivity

Evaluation: **High**

Justification: The parcel has susceptibility to change through housing development due to its position within the rural landscape and apparent detachment from the Kemble settlement beyond the railway line to the east. Development would represent encroachment into the rural landscape and form a prominent addition to views. Residential development beyond the railway line would be a significant deviation from the historic settlement pattern and limits. The parcel forms an important part of the rural approach to the settlement from the west. Given this, its susceptibility to change and its location within the SLA, the parcel is considered to have **High** sensitivity.

Biodiversity

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

The site is not located within an area covered by a formal wildlife conservation designation. It is located 65m to the west of the Kemble Railway Cutting Site of Special Scientific Interest (SSSI), although this is designated for its geological interest and the development of this site would therefore not have an impact on the SSSI.

The eastern part of the site is located within the Great Crested Newt Amber Zone.

The arable field may provide habitat for some protected species, such as ground nesting birds or Brown Hare. The field also has a strip of marginal scrub planting and a hedge, which may also provide habitat. Further investigation is required.

The substantial buffer of native species planting has been installed along the eastern boundary with the car park. This will increasingly become a wildlife corridor. The southern boundary with the A429 also contains a substantial outgrown hedgerow containing several mature trees, which may also provide habitat for protected species.

A stream runs along the northern boundary, which is a wildlife corridor.

Ways to deliver Biodiversity Net Gain on this site might include a significant amount of new tree planting and improve the Green Infrastructure connectivity within the site and to the surrounding area.

Trees

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

The site does not contain any trees that are protected by a Tree Preservation Order (TPO). The trees are primarily located along the southern boundary. These trees are particularly important for screening views of the site from the A429.

There is a strip of planting along the eastern boundary, which contains some juvenile planting, which screen views of the car park. There is also a hedgerow running between the two fields, which is broken in places.

The trees and hedgerows could be retained within a well-designed scheme. There are also opportunities for additional tree planting, particularly within the western part of the site.



Historic Environment (excluding archaeology)

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

Context: The site is located to the west of Kemble railway station. This area is separated from the main built up part of Kemble by the railway line. Historically, housing development in Kemble has not encroached to the west of the railway line and the development of this site would be a departure from the historic building pattern.

Historic mapping indicates that the field boundaries are reasonably consistent with how they are currently, albeit that the railway station car park now occupies the eastern part of the original field. However, the proposed western site boundary departs from the historic field pattern.

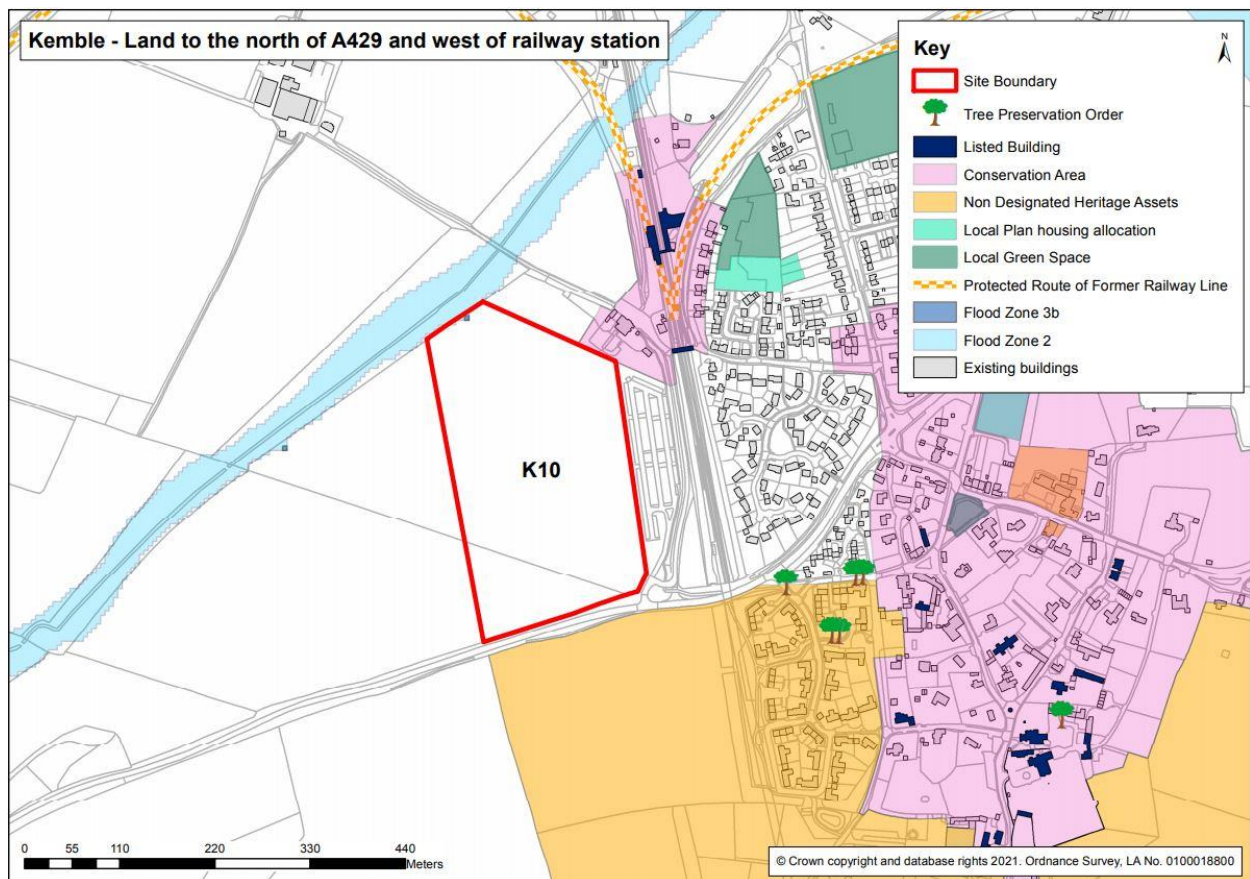
Designated heritage assets: The site does not contain any designated heritage assets. However, the north-eastern boundary is adjacent to the Kemble Conservation Area and forms part of the rural setting of the Conservation Area. The development of the site would erode the rural setting of the Conservation Area.

The site is also located 60m to the west of a Grade II listed railway bridge and 120m to the south-west of the Grade II listed Kemble railway station buildings. The station approach is part of the curtilage of the railway station and is even closer to the site. The site forms part of the rural setting of the railway station.

Non-Designated heritage assets: None known

Heritage at risk issues: None known

Opportunities: None known



Other issues / constraints

- Scale of development – 100 dwellings are proposed and the density multiplier assumption estimates that 6.88ha could accommodate 130 dwellings. Either is a very large scale in the context of a village the size of Kemble.
- The site has good walking accessibility to the railway station and it fits well with transit orientated development principles;
- Loss of productive agricultural land – a detailed soil survey would be required to establish whether this is best and most versatile land;
- North-western boundary is in Flood Zone 2;
- Source Protection Zone; and
- Kemble and Fairford airport safeguarding zones.

Summary

The site is located within the Special Landscape Area. Its development would be harmful to long distance views of Kemble due to the sloping topography and the site is assessed to have 'High' landscape sensitivity. The site also forms part of the rural setting of the Kemble Conservation Area, a Grade II listed building (Kemble railway station) and the western gateway into the village. Its development would erode the rural setting of the setting the Conservation Area, the listed railway station and the western gateway into Kemble.

Recommendation

The site is unsuitable for allocation in the Local Plan.