

# South Cerney Site Assessments

## Strategic Housing and Economic Land Availability Assessment (2021)



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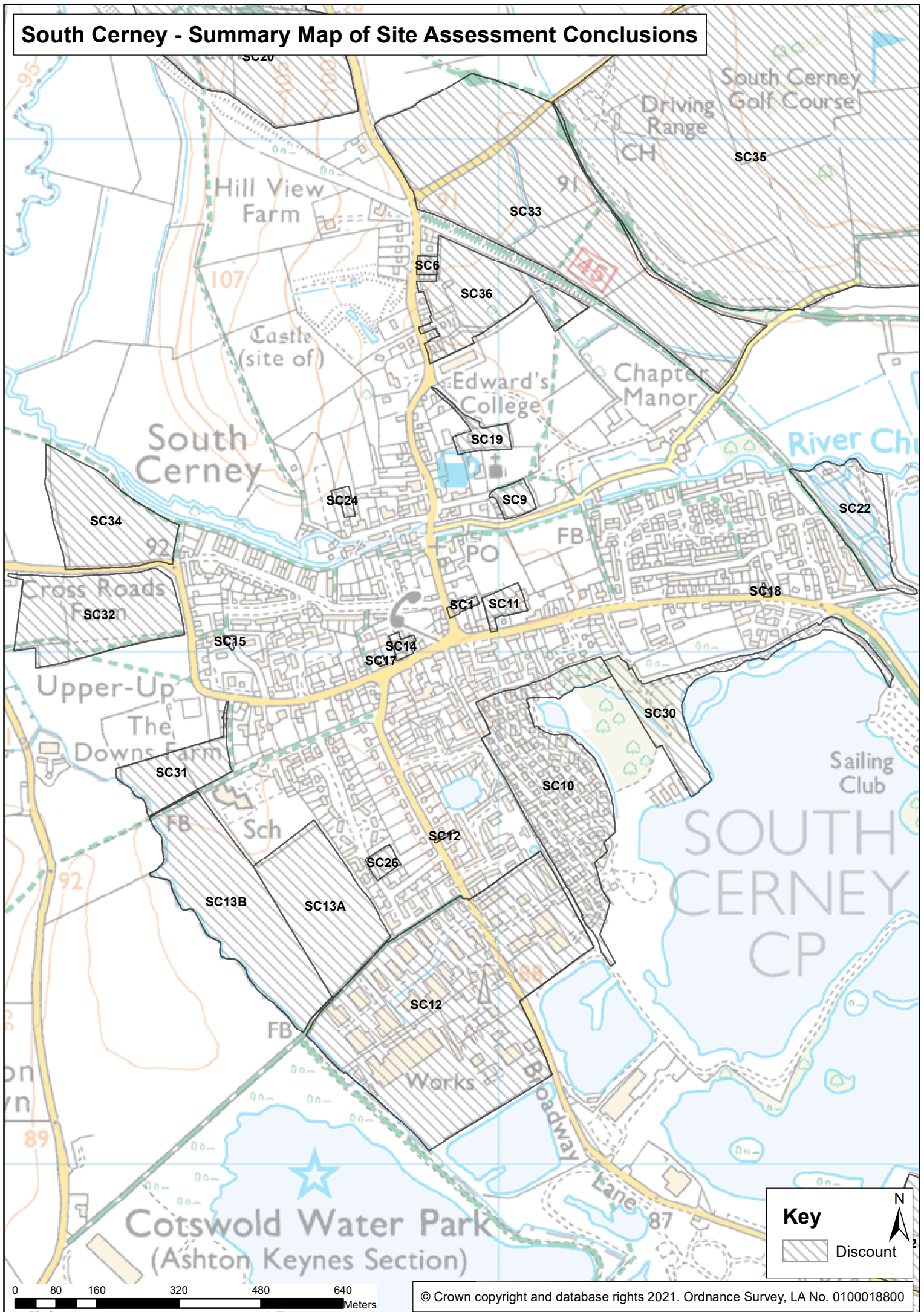
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# South Cerney - Summary Map of Site Assessment Conclusions



## Site Assessments: Part I

Ref.	Address	Proposal	Assessment	Conclusion
SC1	The Ferns, Clarks Hay	Housing	Development complete	Discount
SC2	22 Broadway Lane	Housing	Development complete	Discount
SC3	Camas Site	Housing	Duplicate of SC10	Discount
SC4	Camas Site	Housing	Duplicate of SC3, SC5 & SC10	Discount
SC5	Camas Site	Housing	Duplicate of SC3, SC4 & SC10	Discount
SC6	Dunramin and adjoining coal yard, Silver Street	Housing	Development complete	Discount
SC7	ECC Works	Housing	Duplicate of SC3, SC4 & SC10	Discount
SC8	Hampton Villa, Cerney Wick	Housing	Development complete	Discount
SC9	Land adjacent All Hallows Church, Church Lane	Housing	The south-eastern quarter is within Flood Zone 3b (SFRA Level 2). Site is also within the setting of a Grade I Listed Building, is within the Conservation Area and is in active use as allotments, which should be retained unless there is a lack of local need for allotments. The site is also unable to suitably accommodate five or more dwellings.	Discount
SC10	Land at Aggregate Industries	Housing	Extant planning permission. Deliverability assessed in Housing Land Supply Report	Discount
SC11	Land at Boxbush Farm	Housing	Unavailable - the landowner has confirmed that the site is not available for redevelopment. In addition, the site is also partly in Flood Zone 3a (SFRA Level 2) and the eastern 2/3 is in a ground water flood risk zone (50-75%). The site is also within Conservation Area's setting.	Discount
SC12	22A Broadway Lane	Housing	Development complete	Discount
SC12	Lakeside Business Park, Broadway Lane	Employment	Development complete	Discount

Ref.	Address	Proposal	Assessment	Conclusion
SC13A	Land rear of Berkeley Close	92 dwellings	Extant planning permission. Deliverability assessed in Housing Land Supply Report	Discount
SC13B	Field west of Land rear of Berkeley Close (ref: 16/02598/OUT)	Housing	The majority of the site is heavily constrained by flooding - it is within SFRA Level 2 Flood Zone 3b along western edge and Flood Zone 3a and 2 across most of the site. It is also within the ground water flood risk zone (50-75%). There are also ecological constraints with Otters identified and hedges with biodiversity value. The site's development would also comprise a significant westward extension that would not be in keeping with the surrounding pattern of development.	Discount
SC14	Old Post Office, High Street	Housing	Development complete	Discount
SC15	Ponderosa, Upper Up (garage block)	Housing	Below 5 dwelling threshold	Discount
SC16	South West of Berkeley Close / The Leaze	Housing	Duplicate of SC13	Discount
SC17	The Brethren Chapel, High Street	Housing	Development complete	Discount
SC18	The Ridges Station Road	Housing	Below 5 dwelling threshold	Discount
SC19	The Vicarage	Housing	Below 5 dwelling threshold - very limited site with too many constraints. Only western part suitable. Development of 5 or more dwellings on the remaining area would be unsuitable, which puts the site below the 5 dwelling minimum threshold.	Discount
SC20	Land west of Cirencester Road	Housing	Not within or adjacent to South Cerney's Development Boundary	Discount
SC21	Land east of Cirencester Road	Housing	Not within or adjacent to South Cerney's Development Boundary.	Discount
SC22	Ash Moon	Housing	Unsuitable - The site comprises 2 lakes and is almost entirely in Flood Zone 3b and Climate Change Flood Zone 3a (SFRA Level 2). A large proportion of the site is a Key Wildlife Site and development would extend settlement eastwards past the natural boundary of the former railway line and into the open countryside.	Discount

Ref.	Address	Proposal	Assessment	Conclusion
SC23	Land adjacent to Lake 16	Housing	Unsuitable - The site's development would cause harm to the character and appearance of the Cotswold Water Park (CWP) landscape. The site comprises woodland park and development would introduce an urban character to the lake edge and harm views in a location where there is already a defined edge to the settlement. Development would also likely affect the biodiversity of lake (winter migrating birds) and woodland.	Discount
SC24	Land rear of Barclay Horn, 22 School Lane	Housing	Below 5 dwelling threshold - the surrounding building pattern is low density and would not support the provision of 5 dwellings on this site	Discount
SC26	Land at Berkeley Close	Housing	Unavailable - a 20 year lease was signed in 2014 on the site and the tenant has the option to renew at any point.	Discount
SC27	Gateway Centre, Spine Road	A1 / A3 / A4 / C1 / D2 / SG	Not within Cotswold District. Cotswold District Council will work with neighbouring authorities should they wish to pursue a cross-boundary site. Notwithstanding this, site is not within or adjacent to a settlement identified as being sustainable in the Cotswold District Council's Preferred Development Strategy Consultation Paper or with Wilshire Council's Core Strategy and is therefore not suitable for residential use.	Discount
SC28	Gateway Centre, Spine Road (Mixed Use)	Housing	Not within Cotswold District. Cotswold District Council will work with neighbouring authorities should they wish to pursue a cross-boundary site. Notwithstanding this, site is not within or adjacent to a settlement identified as being sustainable in the Cotswold District Council's Preferred Development Strategy Consultation Paper or with Wilshire Council's Core Strategy and is therefore not suitable for residential use. Other constraints include: Filled Quarry and Landfill Buffer Zone; potential biodiversity issues from the lake and former canal; accessibility to services, amenities and public transport.	Discount
SC29	Gateway Centre, Spine Road (Mixed Use)	Housing	Not within or adjacent to South Cerney's Development Boundary. Site is currently in use as an outdoor retail outlet (Cotswold Outdoor) and its associated café and car park. This has been recently developed, but there may be further limited scope for some similar small-scale uses within the site. Other constraints include: Filled Quarry and Landfill Buffer Zone; potential biodiversity issues from the lake and former canal; accessibility to services, amenities and public transport.	Discount

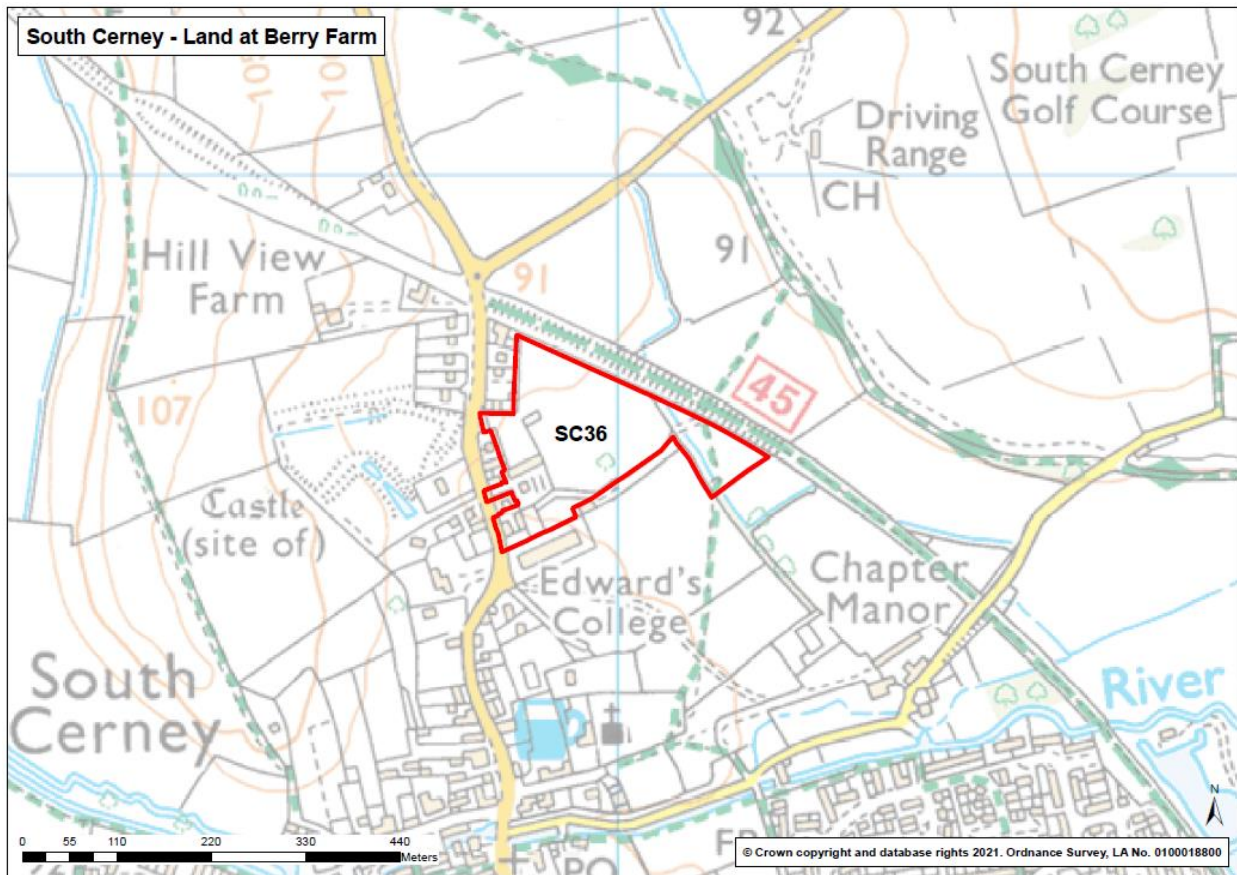
Ref.	Address	Proposal	Assessment	Conclusion
SC30	Land south of Station Road	40 dwellings	Unsuitable - The site is a linear strip that sits Lake 16 (a key Wildlife Site) and the housing to the north and provides a buffer between the housing and the lake. The site has biodiversity value and acts as a positive setting to the village, whilst also allowing some public access to the lake. A planning application for six dwellings on the western part of site was dismissed at appeal due to 'substantial detriment to the rural and tranquil character and the function of the lake for leisure, tourism and recreation'. There were also concerns regarding the direct views from the east, including from the public footpath along the northern edge of the lake, which currently provides a valuable buffer between the open water and South Cerney (appeal reference: APP/F1610/A/14/2223640).	Discount
SC31	Land adjoining Walnut House	12-15 homes	The site is almost entirely within Flood Zone 3. It also forms part of the setting of Walnut House (Grade II Listed Building). The site's development would have a negative impact on the building's rural context and would extend the development line into open countryside. Whilst a small part of the site is within the Conservation Area, the remainder has a strong relationship with the Conservation Area and development would have a negative impact on The Conservation Area's rural setting. Access from Berkeley Close, which is constrained due to the narrow highway width, is also a concern. It is also not certain that a new highway access across the Gloucestershire County Council owned overflow car park between the site and Berkeley Close can be achieved. The site is also has unimproved pasture with ridge and furrow, which would be additional constraints to development.	Discount
SC32	Land at Cross Roads Farm, High Street	C.100 dwellings and community uses	Unsuitable - The site is an important green open space located on the north-western edge of South Cerney. Hedgerows and mature trees are located on the northern, southern and eastern boundaries. The western boundary is generally open and adjoins the farm buildings and backland of Cross Roads Farm. The southern boundary gives way to playing/sports field, designated as a Local Green Space in the Local Plan. The northern and eastern boundaries give way to High Street, featuring residential property along eastern flank. The site forms part of the rural setting on the village and the Conservation Area and its development would be a westwards extension of the village into open countryside, which is not in keeping with the settlement pattern. The site's development would also significantly harm the setting of the Conservation Area and the wider landscape. Access may be difficult to achieve in highways safety terms or may require the removal of a considerable stretch of hedgerow to enable visibility splays, which would not be supported. The western third of the site is also within Flood Zone 3b, 3a and 2 (SFRA Level 2) and the southern edge is in ground water flood risk zone (50-75%). The site is also visible from the Public Right of Way across the southern boundary.	Discount

Ref.	Address	Proposal	Assessment	Conclusion
SC33	Land north-west of South Cerney	Sustainable tourism development linked to the canal restoration and/or as part of a farm diversification project	Unachievable (within the Local Plan period up to 2031) - the site is in open countryside and is remote and removed from any settlement. An employment or residential development would be unsuitable although a limited tourism related development in connection with the canal restoration project would be suitable on the southern part of the site, outside the Explosive Safeguarding Area, subject to a full investigation of constraints and over the timetable of the delivery of the canal restoration. However, this would not require an allocation in the Local Plan and so the site is discounted.	Discount
SC34	Field between Upper Up and River Churn	Housing	Site entirely within Flood Zone 3	Discount
SC35	North eastern expansion of South Cerney	Housing, tourism and mixed use employment land, including a new 2 form entry primary school, environmental offsetting land and public open space	A large proportion of this site, towards the north, is in the Duke of Gloucester Barracks Explosive Safeguarding Area. The land not affected by this constraint is not within or adjacent to the built up area of South Cerney and is poorly related to the settlement pattern.	Discount
SC36	Land at Berry Farm	10 dwellings	Detailed site assessment provided in Part 2, although this finds the site to be unsuitable for development.	Discount



## Site Assessments: Part 2

### Land at Berry Farm (ref: SC36)



**Proposal:** Up to 10 dwellings

**Assessment date:** April 2021

**Site area:** 3.59ha

**Land ownership:** Single ownership

#### Site description

The site is located on the north-eastern edge of South Cerney and mostly comprises pastoral farmland with flat topography. The south-western part of the site incorporates the buildings and associated functional area of Berry Farm. The south-eastern part of the site contains a small orchard and several ponds. There is also a stream within the east of the site, which forms the boundary between two adjoining fields. The primary access to the site is via a track, which leads onto Silver Street to the west.

There are residential uses to the west and agricultural land to the north, south and east. The embankment of the disused former Midland and South Western Junction Railway forms the northern boundary, which is now a well-used public bridleway. A public right of way crosses the eastern part of the site, which links the bridleway with the main part of the village to the south.

#### Planning history

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

07/00957/FUL - Conversion of traditional barns to form dwelling and home office. Permitted

08/02939/FUL - Restoration of a historic field to a fully functioning pond. Permitted

08/02174/FUL - Conversion of a redundant stone farm building to orchard apple processing and small scale bakery. Permitted

18/00548/FUL - Construction of new garden wall. 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 alongside the northern settlement extent of South Cerney, to the east of Silver Street. It has a small scale agricultural context that is defined by small pastoral paddocks and orchard trees. The parcel is separated from the wider landscape by the elevated railway embankment that is present along the length of the north-eastern boundary. The western boundary abuts residential development along Silver Street that is of varying time depth; some structures to the south-west are listed. The southern boundary is defined by some vegetation and fencing with a continuation of the parcel's small scale agricultural context present beyond. This local enclosure of the parcel creates a level of tranquillity within the parcel and it has an idyllic aesthetic quality. Minor watercourses are also present within the parcel.

South Cerney Footpath 15 is present within the east of the parcel and crosses it along a north/south axis. A bridleway is also present along the elevated railway embankment to the north-east. This availability of public vantage points provides views into the parcel. From the railway embankment these views are filtered by the vegetation that flanks the route. Beyond the embankment views are completely screened. Views from the west and south-west are screened by the built form along Silver Street with glimpses of the parcel being afforded between structures and along the access road. The most prevalent views are from the south of the parcel along the footpath. These are only local views as intervening features screen views from further afield.

### Landscape Context

National Character Area 108: Upper Thames Clay Vales

Landscape Character Type: River Basin Lowland

Landscape Character Area TVIA: Somerford Keynes

### Constraints/Designations

Landscape: Not within the Cotswolds AONB or a SLA.

Historic: Listed Buildings present within the south west of the parcel and present beyond the south boundary. The South Cerney Conservation Area is present within the south west of the parcel and continues to the south beyond the boundary.

Other: South Cerney Footpath 15 is present within the east of the parcel. South Cerney Bridleway 51 is present along the railway embankment to the north of the parcel.

### Landscape sensitivity

Evaluation: **High/Medium**

Justification: The parcel has susceptibility to change through housing development due to its position on the edge of the settlement. Development would represent encroachment into an idyllic rural landscape, although this is tempered by the level of enclosure and adjacent permanent boundary created by the railway embankment. The parcel forms a pleasant open space on the edge of the settlement that provides enjoyment to footpath users. The setting of the listed buildings within and adjacent to the parcel will need to be considered and would likely restrict the scale of any development. The field within the east of the parcel is detached from the settlement's influence. Overlooking and privacy is also likely to be an issue within the parcel. Given the considerations that need to be made, its susceptibility to landscape change and position on the edge of the settlement, the parcel is considered to have **High/Medium** sensitivity.

## 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.*

Natural England have raised concerns regarding the impact of further development in South Cerney on the North Meadow and Clattinger Farm Special Area of Conservation. Further assessment is currently being undertaken to understand whether additional development in this location would have an unacceptable impact.

The site is located within the Cotswold Water Park Nature Improvement Area and the Cotswold Water Park Nature Recovery Plan area. The site is also within a Site of Special Scientific Interest Impact Risk Zone, where developments of 10 or more dwellings outside existing settlements would require further analysis to understand the specific risks. A large proportion is also identified as Priority Habitat (no main habitat but additional habitat present).

The western part of the site is modelled to be within a Great Crested Newt amber zone. There are several ponds within the centre of the site, which may accommodate protected species such as Great Crested Newts. Furthermore, a stream runs through the eastern part of the site, which is also of ecological interest.

The central part of the site comprises several small fields of grazed pastureland. This is unlikely to have high biodiversity value, although a survey would be required to confirm this. However, the triangular field in the eastern part of the site contains an area of wet grassland, which could have ecological interest.

The former railway embankment to the north of the site is identified as Priority Habitat (deciduous woodland) and is a wildlife corridor. Former railway lines commonly have high biodiversity. Badger setts and Dormouse boxes were observed on this embankment during the site visit, both of which are protected species. During the site visit, Song Thrush were also observed within the site.

The site also contains several hedgerows, which are of ecological interest and may provide habitat for protected species. These also provide wildlife corridors. The farm buildings may also accommodate protected species, such as bats and barn owls.

A Preliminary Ecological Assessment is needed to further understand the extent of the ecological issues on the site. However, in addition to the potential impact of further development on the Special Area of Conservation and SSSIs, it initially appears that parts of the site may be more ecologically sensitive.

## **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 have a Tree Preservation Order (TPO). However, the south-western part of the site is located in the South Cerney Conservation Area, where Conservation Area consent is required for the removal of trees.

The majority of the site is grazed pasture and does not contain any tree cover. The trees are mostly located within the hedgerow boundaries – some of the hedgerows have more mature and valuable deciduous trees within them. The hedgerows running throughout the site appear on the 1884 Ordnance survey and are therefore likely to be pre-enclosure hedges and would be considered to be important under the Hedgerows Regulations 1997. The hedgerows should be retained and a scheme for their management and protection during development works would be required within any development proposal.

There is also a young orchard within the south-eastern part of the site, although there are no trees within the orchard that are worthy of protection.

There is also a dense tree belt along the path of the railway embankment to the north, which contains some particularly fine trees. This is outside the boundary off the site, although the root protection area of these trees may extend into the site.

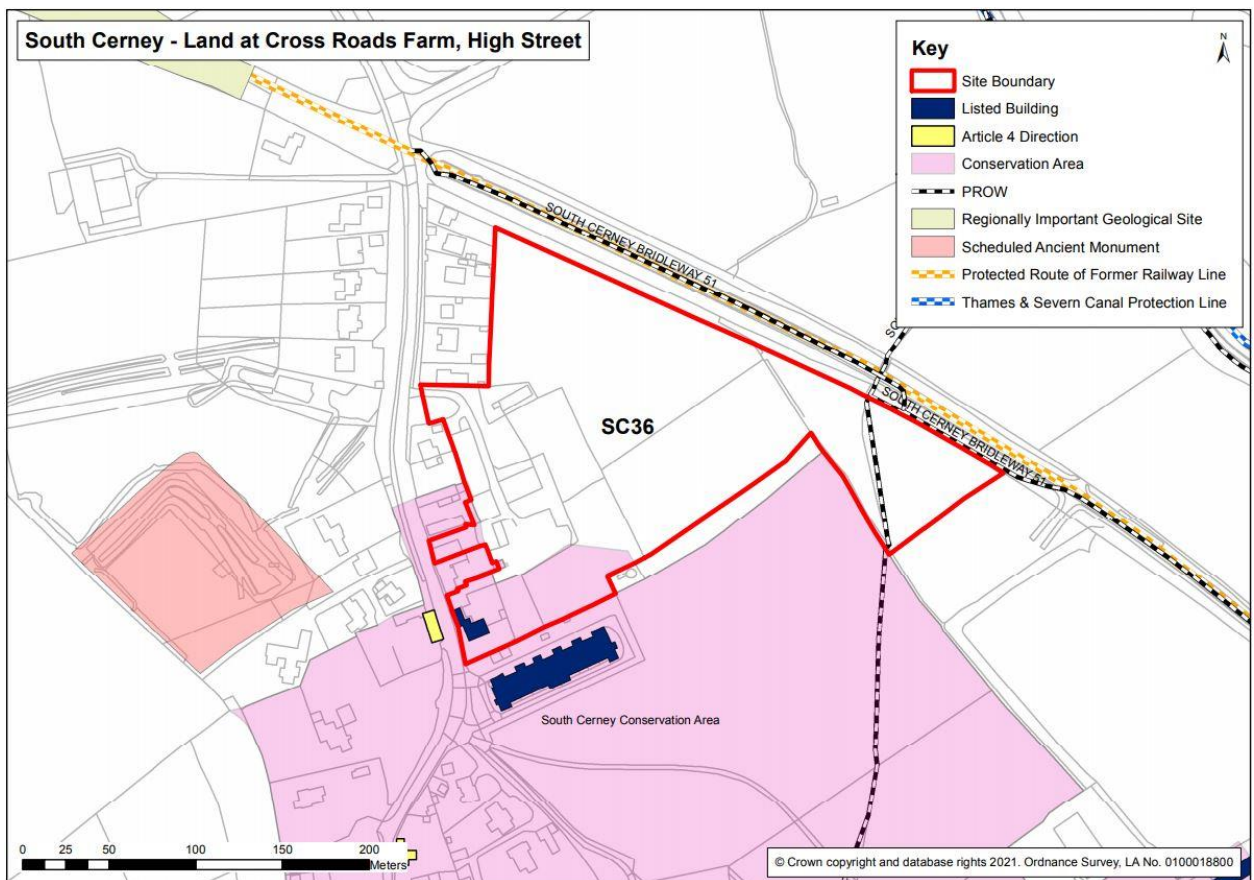
There may be some opportunities for tree planting within this site, particularly if there was a requirement to integrate development from the setting of the Conservation Area and listed buildings to the south.





**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 rural context. It is enclosed by buildings to the west, the railway embankment to the north and mature hedgerows to the south. The site has a special quality and an important function in providing the rural setting for several listed buildings and the South Cerney Conservation Area.

Historic mapping shows that the field boundaries have remained largely unchanged in the last 200 years, except a ribbon of development has extended up Silver Street to the west of the site. The south-western part of the site also remains a functional and active farm yard – today this area has a large metal-clad Dutch barn, other concrete farm structures and a large area of hardstanding.

**Designated heritage assets:** The south-western part of the site is within the South Cerney Conservation Area. The southern boundary and over half of the western boundary are also adjacent to the Conservation Area. The site therefore forms part of the rural setting of the Conservation Area, particularly when viewed from South Cerney Bridleway 51 and South Cerney Footpath 15.

The south-western part of the site incorporates Berry Farmhouse, which is a Grade II listed building. Immediately adjacent to the south-western boundary is Edwards College, which is Grade II listed buildings. The site forms part of the rural setting of these buildings.

South Cerney Castle, a Scheduled Ancient Monument, is located 60m to the west of the site. Aerial photography shows a feature within the site, which may be an ancient roadway, which leads in the direction of the castle. The site may also be archaeologically sensitive given its location in relation to the Scheduled Monument.

**Non-Designated heritage assets:** None known. However, the disused railway mentioned above may be a NDHA – further investigation required.

**Heritage at risk issues:** None known

Overall, the heritage setting constraints are quite significant in this location, particularly in the southern part of the site. The development of the northern part of the site only would further depart from the historic field pattern. The triangular shaped field to the east of the site is separated from the other parts of the site by a stream and a tall hedgerow. This part of the site is quite separate in context and character from the other parts of the site and would be unsuitable for development.

### Other issues / constraints

- Loss of agricultural land (modelled as Grade 2 best and most versatile land on broad area survey – further detailed survey required). The development of this site would effectively bring an end to Berry Farm.
- A narrow strip of land in the far north of the site is within an Explosive Safeguarding Area and is therefore unsuitable for any development.
- The eastern half of the site has higher risk of ground water flooding (modelled to be between 50% and 75% risk) – further investigation would be required.
- Source Protection Zone.
- The site has an irregular in shape, which would constrain layout of any development.
- Kemble, Fairford and South Cerney air safeguarding areas.
- Within the [emerging NDP policy SC2 Area of Separation](#).

### Summary

This site has several significant constraints. It has High/ Medium landscape sensitivity. It also forms part of the rural setting of two listed buildings – Edwards College and Berry Farmhouse. Part of the site is also within the South Cerney Conservation Area and the majority of the site forms part of the rural setting of the Conservation Area. The development of the site would harm the intrinsic value of the listed buildings and the Conservation Area, which is their rural setting.

The development of this site may also raise objections from Natural England in relation to the impact on North meadow and Clattinger Farm Special Area of Conservation.

In addition, the triangular-shaped field in the eastern part of the site is separate in character and context to the other parts of the site. Its development would be out of keeping with the settlement pattern. Part of the north of the site is within an Explosive Safeguarding Zone, also making that area unsuitable for development. The northern part of



the site also looks to contain archaeological remains connected with the nearby Scheduled Monument, although a survey would be required to further understand this issue. The site also contains several features of ecological significance, which could constrain development further.

Recommendation

No part of this site is suitable for allocation for residential development in the Local Plan.