

Study of land surrounding Key Settlements in Cotswold District: Update



Final Report
to
Cotswold District Council

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COTSWOLD
DISTRICT COUNCIL



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PART 1

1. Introduction

- 1.1. White Consultants were appointed by Cotswold District Council in April 2014 to undertake an update of the landscape assessment around key settlements¹ undertaken in 2000.
- 1.2. The scope of the study is to update the assessment taking into account the impact of any physical change since 2000, any revised assessments, policies and up-to-date guidance and focussing on the strategic housing land availability assessment (SHLAA) sites coming forward. The sites considered in this report are those considered by Cotswold District Council as being deliverable and which are adjacent to the settlement edges of the eighteen key settlements. Avening is not considered in this report. The study is intended to form part of the evidence base which will inform the Local Development Framework.
- 1.3. The main change to the study is that rather than the 2000 study approach of assessing the settlements and their relationship with the landscape thus identifying potential sites and areas of constraint, this study assesses the sensitivity of defined potential sites for residential or economic development within the updated context of the settlement and surrounding landscape. The principles of the 2000 study, which are still valid, have been carried through to this study but structured in a slightly different way.
- 1.4. The method has been refined to reflect current guidance, in particular, Landscape Character Assessment Guidance for England and Scotland, Countryside Agency, 2002. Topic Paper 6, Countryside Agency, 2004 and Guidelines for Landscape and Visual Impact Assessment (GLVIA) Edition 3, April 2013.
- 1.5. The underlying landscape character assessments and other constraints data have been updated. These are discussed in more detail in Chapter 3. This project works within the context of these assessments.
- 1.6. The report is divided into two parts. In Part 1, we discuss the method (2.0), landscape context (3.0) and briefly set out a summary of findings (4.0). The sensitivity assessments for each settlement and identified site are set out in Part 2 in settlement alphabetical order.
- 1.7. We would like to thank the client team of Chris Vickery, Sophia Price, Matthew Britton and Sean Ashton for their support and guidance. The consultant team was Simon White, Pat Shears and Harry Butler.

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

2. Method and Criteria for Site Evaluation

Approach and status of guidance

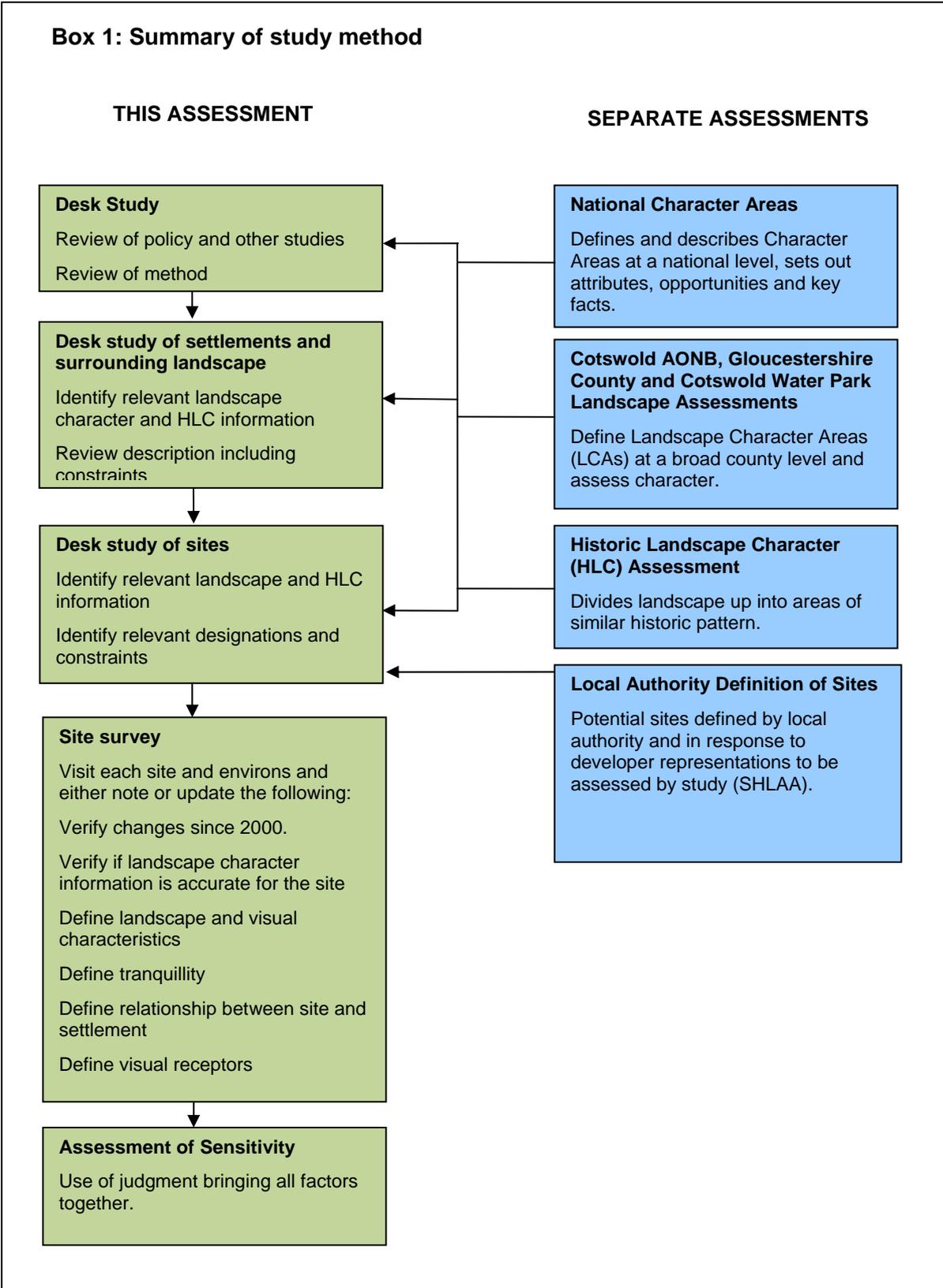
- 2.1. The criteria used for identifying suitable sites in the original 2000 study still hold good for the most part. However, as the brief now requires the assessment of already defined sites it is considered more appropriate to make a judgement on the sensitivity of sites to a given form of development. This approach is in line with current guidance and has been used by the practice for many years in a variety of locations in England and Wales. The original 2000 study criteria are therefore incorporated into this sensitivity assessment as factors which make a site more or less sensitive, or as key design considerations.
- 2.2. Natural England/Countryside Agency guidance is pertinent to strategic level studies such as this but is dated, with expected reviews being delayed for a variety of reasons at the time of preparation of this report. Practice has moved on through experience and testing although many of the key principles remain. The 2013 GLVIA is relevant as, whilst it is intended for use in the preparation and review of landscape and visual impact assessments relating to specific developments, its definition of sensitivity and how it is arrived at has to be taken into account. This study therefore seeks to be consistent with it, and relevant and applicable to development management as well as to strategic site allocation. It is noted that Natural England have not sponsored the GLVIA, which is prepared by the Landscape Institute, and so it does not necessarily supercede Topic Paper 6.
- 2.3. **Sensitivity** is taken to mean the sensitivity of the landscape to a given type of change, namely residential or economic development. The judgement is arrived at by combining value with susceptibility to change. The criteria informing these are discussed in the following paragraphs. This study is a technical exercise and the report uses a number of technical terms for precision and as a means for reaching conclusions. These terms are defined in the Glossary in **Appendix 1**.
- 2.4. **Box 1** shows a summary of the process undertaken which is then explained in the text.

Desk study of landscape, settlements and sites

- 2.5. The national landscape character assessment is being upgraded by Natural England with useful additional information including opportunities, ecosystem services information and key facts. This has been completed for the Cotswolds and Severn and Avon Vales but is still underway for the Upper Thames Clay Vales. This provides the broad context for the study. The landscape character assessments (LCAs) for the Cotswold AONB (2002), Gloucestershire covering the Vales (2006) and the Cotswold Water Park (2009) have also been carried out since the last assessment and these inform the updated study. The County Historic Landscape Character Study spatial information was collected in 1997-99 and 2000-2 and is fed into the assessment. The landscape designations of the Cotswold AONB, and the district's SLAs based in part on the White Consultants' study dated 2001, are taken into account. Up to date ecological and historic designations such as scheduled monuments, Conservation Areas and listed buildings are also reviewed. Changes in the extent of the built form since 2000 and sites with planning permission, but as yet unbuilt, are noted. All the above information informs the updating of the overview section on and the assessment of each settlement in its landscape context. It also influences preliminary judgments on site sensitivity and thus suitability.

Site survey and bringing the assessment together

- 2.6. The site survey is carried out by two experienced landscape sensitivity assessors. The desk study information is verified for the settlement and its surrounding landscape as a whole. The areas of constraint and the potential for improvement of the settlement edge and for overall mitigation are identified.
- 2.7. Each site is assessed within the settlement/landscape context. Relevant factors on the susceptibility and value of sites listed below are noted. Because of the size of some sites there may be variations in both characteristics and sensitivity within them.
- 2.8. Bringing all the information together, the site is described in a summary description, and then an assessment is made of its overall sensitivity to the defined type of development. This study not only looks at the 'least worse' options but at sites which have the potential for improving the appearance or function of a settlement.



Development types

- 2.9. Residential development is taken to mean housing development upto two storeys high ie upto 8m to ridge, and at a scale suitable for site allocation in the Local Plan. The use class is C3.
- 2.10. Economic development is taken to mean medium scale business, commercial or hotel development or specialised housing accommodation on a larger block format. The depth of office buildings would typically be expected to be around 15-20m and industrial/ warehouse uses a maximum of around 35m. Heights may exceed 8m with office blocks upto 3 storeys high and industrial units upto 12m to ridge. The offices or commercial premises will be considered as of a similar grain and character to that which has recently been developed on the northern edge of Bourton-on-the-Water or on the London Road, Tetbury. The use classes included are B1, B2, B8 and C1. The developments would be expected to be at a scale suitable for site allocation in the Local Plan.
- 2.11. The sensitivity to small scale employment/economic built form where the floor plan and height is similar to housing and with low key environmental impact such as noise, dust etc and very limited signage/storage etc within the B1 use class could, in some cases, be considered in the same way as housing capacity at the local planning authority's discretion. An example may be small scale craft units or offices mixed in the residential uses at a very fine grain. It will be a matter of judgement depending on the character and location of the proposals and the site.
- 2.12. The assessment on sensitivity assumes that development on any sites where development may be deemed appropriate would be designed to a high standard in line with current design guidelines, including the Cotswold Design Code, and the design criteria set out in this document.

Factors contributing to sensitivity

- 2.13. Sensitivity is derived from an appraisal of its susceptibility to a type of development and its value in line with GLVIA.
- 2.14. The factors underpinning the susceptibility of a site to development include:
- Landscape pattern, use and origin
 - Characteristics of the site including on site features
 - Function of the site
 - Water
 - Skyline
 - Key views
 - Intervisibility
 - Noise sources
 - Tranquillity
 - Functional relationship of the area with surroundings and the built-up area
 - Visual relationship of area with surroundings and the built-up area
 - Reliance on adjacent areas based on function or visual characteristics
 - The nature of the settlement edge
 - Visual receptors- numbers and sensitivity
 - Consideration of the effect of development at a scale suitable for a site allocation and with mitigation to a good standard.
- 2.15. The factors underpinning the landscape value of the site include:
- Designations in and around the site for landscape eg national or local, cultural heritage ie historic or archaeological, or for biodiversity.
 - Indications of local or community interest or use eg local green spaces, village greens, allotments, area used for recreation where the landscape is important.

- Culture- art and literature, tourism or promotional literature including key views
 - Local conservation and/or landscape objectives
 - Assessment of integrity/condition, scenic quality, sense of place/ character, rarity, representativeness, perceptual qualities eg tranquillity.
- 2.16. Higher value sites may have national or local landscape or related designations, scenic value, rarity of character or features, strong sense of place, good condition, cultural importance, use for tourism or of community or recreation interest.
- 2.17. The sets of factors are combined and judgements are made. These are not based on a mathematical adding up. Some factors will be more important than others in different sites. For instance, the function of an area in separating settlements may be considered very important and make it susceptible and therefore sensitive to development even if it is of limited inherent landscape value. A justification is given as to why it is considered that an area has a particular sensitivity.
- 2.18. The calibration of the sensitivity is given on a five point scale in order to reflect the range of situations (see Table 1). These are equated to a 'traffic light' system in assessing the suitability of sites for allocation in the Local Plan in terms of landscape and visual considerations.

Design criteria for development

- 2.19. Any development carried out in the Cotswolds must ensure that the relationship between it and the settlement and the surrounding landscape is positive and demonstrates or reflects some of the essential qualities and local characteristics of the Cotswolds.
- 2.20. All developments should not only satisfy the locational criteria already discussed but also the following design criteria. This is essential as no settlements in the Cotswolds (or anywhere else) will benefit from poorly considered new development, however well hidden. In reality, there are very few sites which are hidden.
- 2.21. In sensitive sites, specific design guidance in the form of a development or design brief may be necessary. Generally, the guidance available in the '*Cotswold Design Code*' supplementary planning guidance with national guidance should be followed. In all cases the following general attributes are considered highly desirable.

All development:

- Built form responds to landform, drainage and climate.
- Important trees and areas of vegetation are retained and further substantial planting added by new development.
- Other landscape features such as landmarks, ponds and stone walls are retained to respect the distinctive character of the site.
- The distinctive relationship between pre-20C settlement, watercourse, floodplain and valley side is respected.
- The relatively small scale historical incremental development of settlements is reflected in the scale and grain of new development.
- The historic form of settlements is respected whether linear, clustered around a green, square or other historic core, randomly settled or relocated over time.
- Distinctive elements around settlements such as historic routes (eg Roman roads), 18th century enclosure, water meadows, historic parks and estates and prehistoric monuments are respected and retained.
- Important views through to churches and significant buildings eg manor houses are maintained and the settings for these parts of settlement protected and enhanced.
- Respects the setting of designated and non-designated heritage assets.
- Contributes positively to green infrastructure.
- Development addresses issues of environmental health including noise, pollution and contamination through appropriate measures.

Residential development:

- The local built vernacular is reflected (but not necessarily copied) in new development.
- A clear hierarchy and variety of built form is achieved.
- Locally quarried oolitic limestone is used as building material in important and sensitive locations.
- Colours complementary to local stone and materials are used.
- New built form enhances (and improves) the existing settlement and setting and provides visual delight.
- Development accommodates fine grain mixed use and flexibility of use of built form over time when appropriate.

Economic development:

- Buildings are located to fit into and be in scale with landform.
- Development is generally well screened from public view with significant landform and planting unless the built form is particularly appropriate, contributes to the public realm and is sensitively designed to a high specification.
- Outdoor storage areas and parking are located away from public view, screened by buildings where possible and by significant landform and vegetation.

Table 1 Site Sensitivity Calibration

<i>Level</i>	<i>Definition</i>	<i>LDP site suitability</i>
Low	Landscape and/or visual characteristics of the site/zone are robust or degraded and/or its values are low and the zone can accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very high.	Green
Medium/ low	Landscape and/or visual characteristics of the site/zone are resilient to change and/or its values are medium/low or low and the zone can accommodate the relevant type of development in many situations without significant character change or adverse effects. Thresholds for significant change are high.	Green
Medium	Landscape and/or visual characteristics of the site/zone are susceptible to change and/or its values are medium/low through to high/medium and/or the zone <i>may</i> have some potential to accommodate the relevant type of development in some defined situations without significant character change or adverse effects. Thresholds for significant change are intermediate.	Amber
High/ medium	Landscape and/or visual characteristics of the site/zone are vulnerable to change and/or its values are medium through to high and the zone can accommodate the relevant type of development only in defined limited situations without significant character change or adverse effects. Thresholds for significant change are low.	Red
High	Landscape and/or visual characteristics of the site/zone are very vulnerable to change and/or its values are high or high/medium and the zone is unable to accommodate the relevant type of development without significant character change or adverse effects. Thresholds for significant change are very low.	Red

3. Landscape Context

Landscape Planning Framework

- 3.1. Natural England provides the national framework to the landscape assessment dividing the England into National Character Areas (NCAs). Those relevant to the study are the Cotswolds (NCA 107), the Upper Thames Clay Vales (NCA 108) and the Severn and Avon Vales (NCA 106). The majority of the settlements under consideration fall into the Cotswolds area with Down Ampney, Fairford, Lechlade, Siddington, and South Cerney falling into the Upper Thames area and Willersey and Mickleton into the Severn Vale.
- 3.2. The Cotswolds Area of Outstanding Natural Beauty (AONB), shown in **Figure 1**, covers a slightly different area to the Cotswolds NCA. In the north, Mickleton in the Vale of Evesham is excluded, and to the south, Cirencester, Kemble, Down Ampney, Fairford, Lechlade, Siddington, and South Cerney are excluded from the AONB area. The broad landscape context for the study is set out below.

The Cotswolds

- 3.3. The Cotswolds are an upland landscape formed by an outcrop of oolitic limestone stretching from around Bath in the south west to Banbury to the north east. They are characterised by a dramatic scarp slope rising above the lowlands of the Severn and Avon Vales to the west and a dip slope falling to the south east which forms a plateau landscape incised by rivers many of which ultimately feed the Thames.
- 3.4. The key elements of the landscape are:
 - Dramatic Oolitic limestone scarp rising above adjacent lowlands with outliers.
 - Dip slope landscape of rolling, open high wold dipping gently to the south east, dissected by river valleys.
 - Extensive arable farmland often enclosed by 18th century dry stone walls and large blocks of woodland (usually beech but some mixed and coniferous plantations) on the high wold and dip slope.
 - Permanent and improved pasture and oak/ash woodlands on steep slopes and river valleys with valley bottom meadows with hedges.
 - Evidence of long settlement by man with prehistoric features, Roman roads and settlements, deserted medieval villages, grand houses with parkland and Second World War airfields apparent.
 - Villages, usually located in the valleys, on springlines, and built primarily of the local stone and many buildings in the Cotswold vernacular give a particular sense of unity with the landscape.
- 3.5. The boundaries of the AONB do not necessarily reflect the absolute edge of the influence of the Oolitic limestone or in the patterns of topography or land cover. Often they are on convenient boundary lines such as roads within an overall area of transition from one landscape type to another. Characteristics of the Cotswolds therefore are apparent in the areas discussed below.

Upper Thames Clay Vale

- 3.6. The key characteristics of this area are:
 - Low lying and rolling clay vale
 - Extensive terraces of river gravel
 - Largest marl lake system in the UK- Cotswold Water Park
 - Mixed and pastoral farming
 - Small and scattered woodlands and willow pollards on floodplains.
 - Predominantly regular field pattern with hawthorn and blackthorn hedges.
 - Field ponds and wetland habitats in places.
 - Nucleated settlements on rising ground some with stone and some brick.

Severn and Avon Vales

3.7. The key characteristics of this area are:

- Low lying and rolling vale of clay and river terrace gravels rising to adjacent scarp slopes.
- Pastoral farming on floodplains and steeper slopes and arable farming and market gardening on better land.
- Sparsely distributed woodland but hedgerow trees, parkland trees and traditional orchards in places.
- Predominantly regular field pattern with hawthorn and blackthorn hedges to the east and smaller irregular fields to the west.
- Nucleated settlements on rising ground some with stone and some brick.

Settlements

- 3.8. The quality of the settlements and farm buildings in the Cotswolds are primarily a product of late medieval craftsman builders working for rich burghers and landowners. Their work is characterised by the use of stone from local quarries so that often whole original settlement cores are built from the same material. This stone, an oolitic limestone, has certain qualities which allow it to be easily worked when quarried and then hardens when exposed to weathering. This allows subtle ornament, even coursing and longevity. The unevenness and thickness of the roofing stone necessitates steep roof pitches. These qualities influenced the medieval Cotswold vernacular which has been copied by subsequent generations of builders to the present day.
- 3.9. The distance of the Cotswolds from London and being relatively untouched by industrialisation during the 19th and early 20th centuries have meant that many settlements are comparatively unchanged and maintain their original qualities. There are now 144 conservation areas within the district which is a reflection of the area's superb built heritage.
- 3.10. The pattern of the settlements vary depending on their origins. Stow-on-the-Wold originated from a bronze age hillfort whose fortifications are still followed by the existing north eastern town edge. Cirencester was originally the second largest settlement in Roman Britain and the lozenge shape of its walls are still recognisable in the layout of the town. Several settlements were planned linear medieval towns centred on the village market place, each house having long burgage plots to the rear. Examples include Chipping Campden, Fairford and Northleach. Often the church, manor house and other important focal buildings are at one end of the modern settlement or, in the case of Siddington, slightly separated from the rest of the village. One of the glories of the Cotswolds are the great wool churches, built on the profits of the trade in the late medieval era when the wolds were predominantly used for sheep walks.
- 3.11. Other settlements have grown up more recently without a positive focus, such as Andoversford, which has a former livestock market in its centre, a disused railway and a significant commercial area.

Relationship between settlements and the landscape

- 3.12. With the exception of Stow-on-the-Wold, Tetbury and Upper Rissington, the settlements under consideration are located predominantly on valley sides or bottoms. Indeed, some of the best views of the Cotswold scene are from the higher ground down onto the stone villages in the valleys. The settlements are often dominated by a wool church and manor house which are set amongst trees and viewed across fields which penetrate into the village. A variety of building forms including cottages and farm buildings give variety, structure and an openness to the village edge. This pattern breaks down where there are large blocks of peripheral 20th century housing estates which give, at best, a homogenous and bland edge to the settlement, and at worst are unsightly. Often the materials used on standard house types such as reconstituted stone, rather than local stone or render, give an impression of cheap pastiche rather than reflecting the vernacular. Poor boundary treatments including fences can also detract. There is room for improvement on the edges of several settlements.
- 3.13. Employment areas similarly are often a detractor. Large scale steel clad structures, sometimes in inappropriate colours such as bright blue, are often found on the approaches to larger settlements and some have minimal landscape screening.

4. Summary of Findings and Conclusions

- 4.1. Overall, the study has found that there is potential for housing around all the settlements assessed. Some of the sites are considered only suitable for partial development and some need substantial mitigation or are more suited to development in the longer term. There are sites which are considered sensitive and unsuitable for housing and there are areas of constraint around some settlements.
- 4.2. The numbers and percentages are shown in Table 2.

Table 2 Summary of site sensitivities

Sensitivity	Number of sites	Percentage of sites (%)
HOUSING		
Low	1	2
Medium/Low	12	24
Medium	23	46
High/medium	12	24
High	2	4
ECONOMIC DEVELOPMENT		
Low	0	0
Medium/Low	7	39
Medium	7	39
High/medium	3	17
High	1	5

- 4.3. The landscape sensitivities of each individual site are set out in Tables 3A and 3B.
- 4.4. It is recommended that these findings are taken into consideration in the preparation of the Local Development Plan and the allocation of sites for housing and economic development.

Table 3A Sites landscape sensitivity- Housing

HOUSING SITES		
Settlement	Site Ref	Sensitivity
Andoversford	A_2	Medium
Andoversford	A_3A	High/medium
Andoversford	A_7	Medium/low
Blockley	BK_5	Medium
Blockley	BK_8	Medium/low
Blockley	BK_11	High
Chipping Campden	CC_23B	High/medium
Chipping Campden	CC_23C	Medium
Chipping Campden	CC_23E	High/medium
Chipping Campden	CC_38A	Medium
Chipping Campden	CC_41	Medium
Chipping Campden	CC_48	Medium
Cirencester	C_75	Medium/low to medium
Cirencester	C_84B	Medium
Cirencester	C_111	High
Down Ampney	DA_1A	Medium
Down Ampney	DA_2	Medium/low
Down Ampney	DA_5A	High/medium
Down Ampney	DA_5C	High/medium
Down Ampney	DA_8	Medium/low
Down Ampney	DA_9	Medium
Fairford	F_32	Medium
Fairford	F_35B	Medium
Fairford	F_44	Medium
Fairford	F_46	Medium
Kemble	K_1B	High/medium
Kemble	K_2	Medium
Kemble	K_5	High/medium
Lechlade	L_18B	Medium
Lechlade	L_19	Medium/low
Mickleton	MK_4	Low
Moreton-in-Marsh	M_12A	Medium
Moreton-in-Marsh	M_19A	High/medium
Moreton-in-Marsh	M_19B	Medium
Moreton-in-Marsh	M_21	Medium/low
Northleach	N_1A	Medium
Northleach	N_14B	Medium to High/medium
Siddington	SD_3	Medium
South Cerney	SC_13A	Medium/low
Stow-on-the-Wold	S_14	High/medium
Stow-on-the-Wold	S_20	Medium/low
Stow-on-the-Wold	S_22B	High/medium
Tetbury	T_31B	Medium
Tetbury	T_38	Medium/low
Upper Rissington	UR_2	Medium/low
Willersey	W_4	Medium/low
Willersey	W_5	Medium
Willersey	W_7A	Medium/low
Willersey	W_8A	High/medium
Willersey	W_8B	Medium

Table 3B Sites landscape sensitivity- Economic Development

ECONOMIC DEVELOPMENT SITES			
Settlement	Site Ref	Site name	Sensitivity
Bourton-on-the-Water	BOW_E_1		Medium/low
Chipping Campden	CCN_E1	Battle Brook (Extension)	Medium/low
Chipping Campden	CCN_E3A	Campden BRI (not in Flood Zone)	Medium/low
Cirencester	CIR_E5	Land at Chesterton Farm	Medium
Cirencester	CIR_E6	Land east of Royal Agricultural College	High/medium
Lechlade	LEC_E1	Land north of Butlers Court	Medium
Lechlade	LEC_E2A	Land at north Lechlade (Site B)	Medium
Moreton-in-Marsh	MOR_E5	Fire Service College A	Medium/low
Moreton-in-Marsh	MOR_E6	Fire Service College B	Medium/low
Moreton-in-Marsh	MOR_E7	Fire Service College C	High/medium
Moreton-in-Marsh	MOR_E8	Land at Fosse Way	Medium
Moreton-in-Marsh	MOR_E9A	Land between Garden Centre & Moreton Hospital	Medium
Moreton-in-Marsh	MOR_E11	Land at Evenlode Road	Medium
Northleach	NOR_E3A	Land off Bassett Road	High
Stow-on-the-Wold	STW_E1	Land at Bartletts Park	High/medium
Stow-on-the-Wold	STW_E7	Land at Fosse Way and Chamerlayne Close	Medium
Tetbury	TET_E2	Extension to Tetbury Industrial Estate	Medium/low
Willersey	WIL_E1C	Land north of B4632 and adjacent to industrial estate	Medium/low

FIGURES

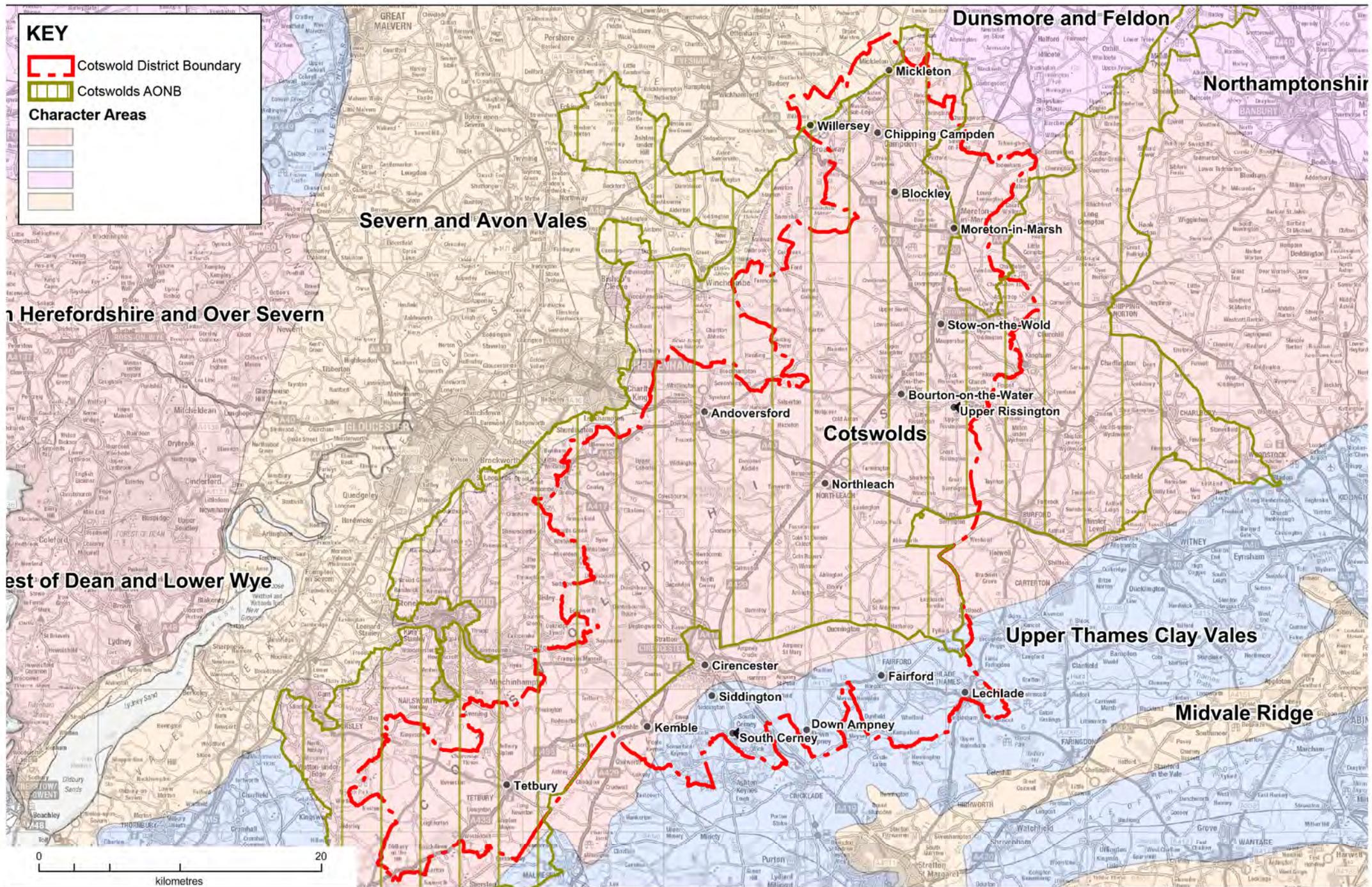


Figure 1
Location of settlements and National Character Areas

PART 2

5. Settlements and Site Sensitivities

- 5.1. The context of each settlement and sensitivity of each site is set out in the following pages. Below, an explanation of the purpose of each section is set out. The definition of specific terms can be found in the Glossary in **Appendix 1**.

SETTLEMENT

- 5.2. This section sets out the description of the history of each settlement, its character and the landscape around it and the relationship between the two. Key areas of constraint are set out. All this acts as a context for the assessment of individual sites.

SITE

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

Site Description

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

Site Sensitivity Summary

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

Landscape context

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

Landscape Designations

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

Biodiversity Designations

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

Historic Designations

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

Other constraints

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

6. ANDOVERSFORD

Settlement character

- 6.1. Andoversford is a large village located adjacent to the A40, 8km from Cheltenham, on a cross roads with the A436. It is a working village which grew from a small nucleus on Gloucester Road during the 19th Century with the coming of the railways. It was at a junction of lines to Banbury, Swindon and Cheltenham. These were closed in the 1960's but the railway embankments remain, one protecting the settlement from the busy A40 road which now bypasses the village.
- 6.2. The pattern of the village is primarily linear on Station Road and Gloucester Road [see Figure A1]. However, there has been some block housing development around Hunter Way to the north and post war housing at Templefields which is separated from the village to the west. The overall character of the village is not typical of the Cotswolds with many houses being brick and slate. In addition there is a large industrial estate which dominates the south eastern approaches to the town. This, with the prominent agricultural engineers premises and former livestock market on Station Road, emphasise the working nature of the village. The village does not have an identifiable centre- the pub, post office and village shop all located at some distance from each other. There is also no conservation area.

Landscape character

- 6.3. Andoversford lies in the Cotswolds National Character Area 107. It is located in the Cotswolds AONB 'High Wold' character type in the Cotswold High Wold Plateau LCA.
- 6.4. The village is located on the River Coln which flows south east through the Cotswold oolitic limestone dip slope to ultimately join the Thames. There is also a short tributary valley running north west which provides a pass over the watershed between the dip slope and scarp slope of the Cotswolds 1km away. From this the River Chelt flows to the west down to the Severn. The village is therefore relatively high at around 170m AOD but is surrounded by the higher ground of gently sloping valley sides. Most prominent is the hill to the north on the opposite side of the valley which rises to 260m AOD and from which clear views of the settlement are possible from minor roads [see Figure A4 and photos].
- 6.5. The greater part of the village sits on the valley bottom tightly bound by the old railway embankment to the north and east but parts creep up the valley side terminating in Templefields which reaches 185m AOD and which is therefore more exposed to views from the north and east. The outlying dwellings in Clock House Square are apparent in views from the south east at the A40/A436 junction.
- 6.6. The character of the landscape is pasture on the lower slopes and hedgerows with trees and arable agriculture on the better drained higher land. The landscape tends to be more open with fencing around larger fields to the east. The agricultural grade is Grade 3. Estate parkland lies at Sandywell Park to the north west. Deserted medieval villages lie within 1 km both to the north and south. Fingers of trees line the watercourses and more substantial belts are associated with the dismantled railways.
- 6.7. Closer in to the village the floodplain pastures of the watercourse provides public access and acts as a limit to development parallel to Station Road [see Figure A1 and photo]. The lower valley continues southwards past Owdeswell Manor with its formal tree lined avenue and horse pastures. The wooded railway embankment and A40 provide a major barrier to the village to the east and completely sever the relationship of the village to the rural landscape beyond.
- 6.8. The village is generally well screened from most road approaches. From the south, an industrial unit can be seen as the focus of a vista for around 600m on the A40. This is an unfortunate introduction to the settlement. From the main road other units can be seen and, to the north, filtered views of recent housing on former railway land are now possible. No views are possible from the A436 to the east but from the west the road passes by housing, school and the former core of the settlement. Hedgerows and trees limit wide views from this road.

Relationship of settlement with the surrounding landscape

- 6.9. The settlement has the following key relationships with the surrounding landscape:

Positive:

- The bulk of the settlement sits down in the valley and is not widely visible.
- The railway embankment screens most of the village from the landscape to the east.
- The floodplains of the watercourses penetrate the settlement and provide a green setting and access.

Negative:

- The industrial estate to the south of the village is unsightly and easily viewed from the A40. It also borders the river closely.
- The Templefields Estate is visible up the valley side from the west and from the hill to the north east.
- The new housing extending the settlement north is visible from the A40.

Landscape sensitivity considerations

- 6.10. The landscape is pleasant and generally in good condition with the surrounding countryside exhibiting characteristics typical of the AONB 'High Wold' character area. The valleys form a gently rolling countryside with hedgerows rather than stone walls. They are affected in terms of tranquillity by the A40 and the industrial area of Andoversford.
- 6.11. Long views are generally limited with the exception of the view of the settlement from the hill to the north [west of Syreford]. Development would have the most impact from here where it is located on the upper slopes adjacent to Templefields.

Constraints to be taken into account

- 6.12. The constraints are shown on Figure A3 and are summarised below:
- AONB covering all of village and surrounding landscape
 - SAM to the east of A40
 - The floodplains of the watercourses
 - PROWs

Areas where development is not suitable

- 6.13. Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:
- Within the railway embankment or east of the A40.
 - North or south of the settlement
 - Higher up the valley sides by Templefields is sensitive.

Suggested environmental improvements

- 6.14. The following environmental improvements are suggested:
- Screening the industrial estate from the A40, particularly the unit furthest south.
 - Additional planting/landform related to the railway embankment by the A40.

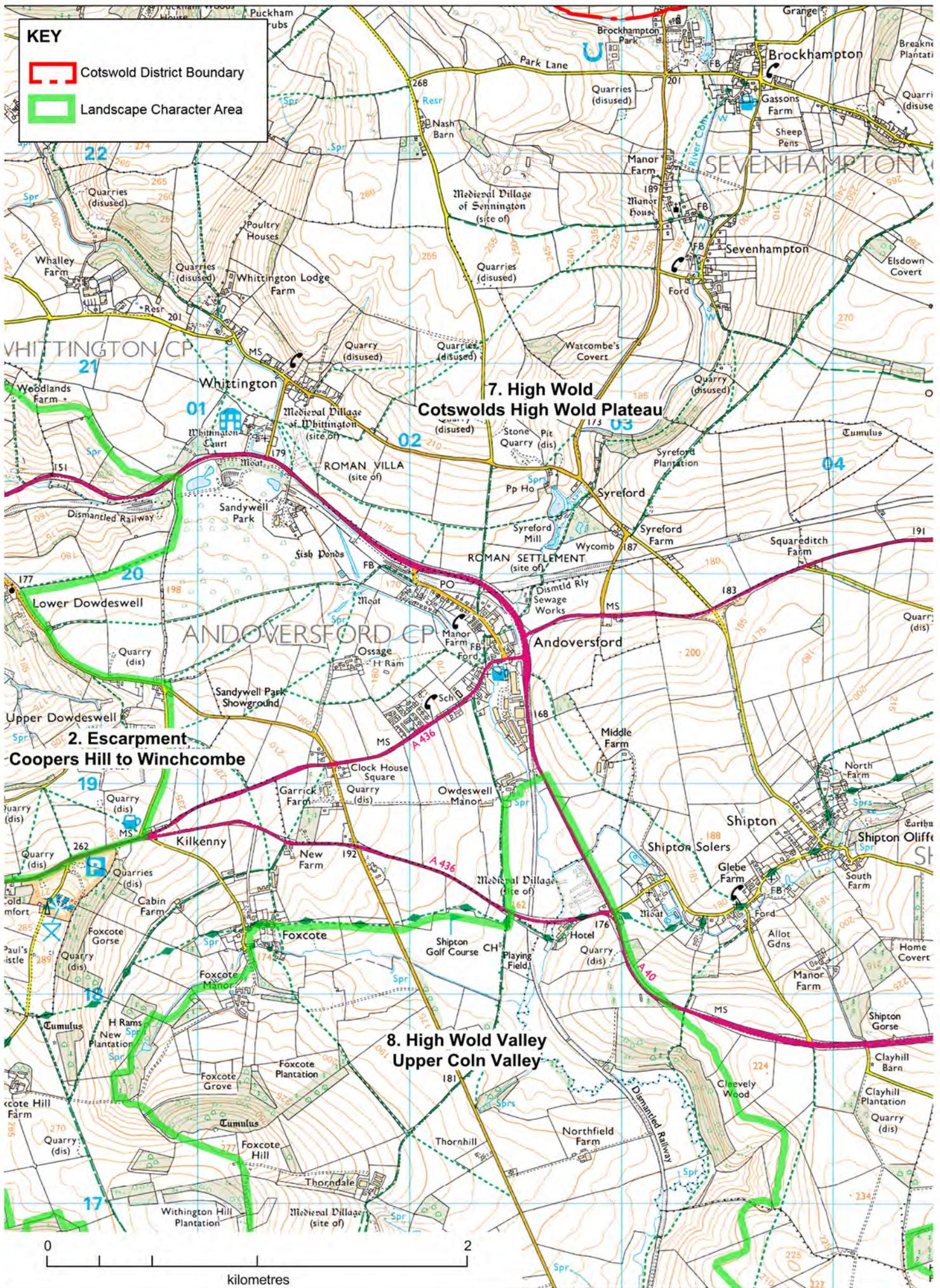
Potential areas for development

- 6.15. The sites put forward in the SHLAA are considered in turn and located on Figure A2.

Site Reference: A_2	Settlement:	Andoversford
DESCRIPTION:		
<p>The site comprises of two improved pastures on the valley side sloping north with a small spur rising slightly to the north west helping to enclose the area in this direction. An outgrown hedge lies on the north western boundary while outgrown hedges with mature trees lie on the eastern, western and shared boundaries. To the south, the 20c housing at Templefields and Crossfields looks over the western field across the access road or behind properties. The Community Centre, Playing Fields and play area back onto the fields further east. The site's fields provide a rural context for the recreation area allowing filtered views out the countryside beyond, albeit unsightly shipping containers, a garage and sheds lie on the boundary. Long views are possible to the current housing edge which is of limited merit from the north/north east. Views from the west up the slope are filtered by intervening hedgerows and trees. The site has limited tranquillity due to its location adjacent to housing albeit in a rural location.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	Medium	
Justification:		
<p>The site has some susceptibility to change through housing development as it is on a valley side in open countryside. Development would also enclose views from the recreation area/playing fields. However, the site is moderately enclosed by its site boundaries and by topography and intermediate hedges and trees. There is also an opportunity to provide a more positive edge to the settlement than the existing housing. It would be important for the hedges and trees on the boundaries to be retained to soften any built form and these should be located in public areas rather than private gardens if at all possible.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	7. High Wold	
<i>Landscape Character Area:</i>	Cotswolds High Wold Plateau	
<i>Historic Landscape Character:</i>	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	within Cotswolds AONB	
<i>Historic:</i>	listed buildings at Ossage to the north west and The Mount on Gloucester Road to the south	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	PROW to the north west boundary	

Site Reference: A_3A	Settlement:	Andoversford
DESCRIPTION:		
<p>The site comprises of an improved pasture with ridge and furrow on the lower valley side sloping north. Outgrown hedges lie on the north eastern, north western and south eastern boundaries while an outgrown hedge with mature trees lies on the south western boundary. To the south east, there is the primary school and its grounds with a small stand of trees which help to integrate and screen the school building. There are small plots and paddocks backing onto the properties on Gloucester Road. To the north east, the site abuts the enclosed and intimate valley floor with its stream and wet pasture which is an attractive part of the village. The site provides a rural context for the school allowing filtered views out the countryside beyond. The site has limited views in and out. A PROW runs along its boundaries as well as over the stream to the east. The site has some tranquillity due to its rural location albeit next to the settlement.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	High/medium	
Justification:		
<p>The site has some susceptibility to change through housing development as it is on a valley side in open countryside adjacent to the attractive valley floor to the east with ridge and furrow. Development would also enclose any potential views from the school. However, the site is well enclosed by its site boundary hedges and by topography and surrounding hedges and trees. If development were permitted it would be important for the hedges and trees on the boundaries to be retained to soften any built form and these should be located in public areas rather than private gardens if at all possible. The setting to the valley floor to the north is particularly important to the character of the village.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	7. High Wold	
<i>Landscape Character Area:</i>	Cotswolds High Wold Plateau	
<i>Historic Landscape Character:</i>	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	within Cotswolds AONB	
<i>Historic:</i>	listed building at Ossage to the north west	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	PROW to the north east and north west boundaries	

Site Reference: A_7	Settlement: Andoversford
DESCRIPTION:	
<p>The site is a roughly level brownfield site formerly used as a livestock market. It is located between Station Road and the attractive valley bottom floodplain pasture at a lower level to the west. The site is mainly rough grass, old hardstandings and some regenerating trees and other vegetation with a stone wall fronting Station Road. The attractive Manor Farm complex with two listed buildings lies to the south. 20c housing lies to the north and across Station Road to the east. The site feels like part of the village fabric and is generally well screened from wider view.</p>	
LANDSCAPE SENSITIVITY:	
Evaluation:	Medium/low
Justification:	
<p>The site has susceptibility to housing development in its location adjacent to the attractive valley floor to the west and there is value in the listed buildings to the south. Provided any development complements and respects these areas and provides a coherent frontage to Station Road, matching other recent development, then development on the site would be likely to be acceptable.</p>	
LANDSCAPE CONTEXT	
<i>National Character Area:</i>	Cotswolds
<i>Landscape Character Type:</i>	7. High Wold
<i>Landscape Character Area:</i>	Cotswolds High Wold Plateau
<i>Historic Landscape Character:</i>	Existing settlement - present extent
CONSTRAINTS/DESIGNATIONS	
<i>Landscape:</i>	within Cotswolds AONB
<i>Historic:</i>	Listed buildings at Manor Farm to the south
<i>Biodiversity:</i>	
<i>Other (floodplain, PROWs):</i>	PROW to the southern boundary and floodplain to western boundary



7. BLOCKLEY

Settlement character

- 7.1. Blockley is a large village lying at the mouth of a narrow valley 4km south of Chipping Campden. It lies on the B4479 1.5km north of the main A44 (see Figure B1).
- 7.2. The village was built primarily in the 18th and 19th centuries when it was a centre for silk mills which were reliant on the pure waters from the Blockley Brook which rises to the south in the Dovedale Plantation. The original core of the village is around and west of the church of St Peter and St Paul. Historical expansion occurred in three areas:
 - South down the tightly packed High Street which terminates towards Dovedale End in the rapidly narrowing valley below Dovedale Plantation.
 - North to the 'village green' of Churchill Gardens, St George's Terrace and along Park Road with its distinctive terrace and linear form
 - Around Blockley Brook including the mills and houses on Lower Road, School Lane and Station Road.
- 7.3. The resultant built heritage is significant, as recognised by a large conservation area designation and the number of listed buildings (see Figure B2). Cotswold stone is used in most buildings.
- 7.4. 20th century expansion includes a public housing estate on Springfield north of Station Road and minor ribbon development up the western valley side on Greenway Road. Unfortunately, this development does not enhance the character of the village as a whole. Sheaf House Farm provides a rather degraded introduction to the Draycott Road end of the village.
- 7.5. The village pattern is distinctive and constrained by topography. The High Street is a cul de sac and its related buildings occupy one side of the Blockley Brook valley. The other side remains as pasture, woodland and extensions to gardens. As the valley broadens to the north, the village also expands but the majority of development remains to the west of the brook.
- 7.6. In terms of circulation, Churchill Gardens is probably the most busy area and forms an important focal open space functioning as a village green.
- 7.7. The Park Road terraces are a surprising linear extension to the village halfway up the valley side but they have a pleasing integrity which discourages further addition or alteration to their setting.
- 7.8. The Council have prepared a Conservation Area statement which describes the village in detail.

Landscape character

- 7.9. Blockley lies in the Cotswolds National Character Area, 107. The majority of the village is set within the Pastoral Lowland Vale landscape type and its Landscape Character Area, the 'Vale of Moreton'. However, the rising slopes to the south, west and east are within the Farmed Slopes landscape type and the Vale of Moreton Farmed Slopes LCA.
- 7.10. The topography appears typical of the character of the area with small narrow deeply incised valleys [around 150m AOD] between the broad plateau tops of the Cotswolds limestone dip slope which reach around 250m AOD. The valley has an enclosed, intimate character with woodland on steep slopes and a narrow watercourse to the south but broadens out to the north towards the boulder clay vale around Paxford. The upper valley sides are convex and consist of open mixed arable and pastoral farming, well trimmed hedges and blocks and strips of woodland. Skyline beech trees lie on the crest of Batsford Hill. Pasture with hedges about the village. The land is all Grade 3 agricultural land.
- 7.11. Long views are possible across the valley and to the north but it is only as one nears the village and the slope steepens that the village itself is visible from the valley sides. Possibly the best view of the village is from the B4479 where it meets Donkey Lane to the south. Here, the church and manor house are seen with surrounding honey coloured stone housing and trees nestling into the valley side - an exemplary Cotswold view.
- 7.12. The steep eastern valley side is visible in glimpses from the High Street and forms a valuable setting to the settlement and is rightly included in the conservation area. However, the gently sloping valley sides further east and north also provide an important setting to the

conservation area for views both in and out. Equally, the fields on both sides of Park Road form an important setting for the stone terraces.

Relationship of the settlement with the surrounding landscape

7.13. The settlement has the following key relationships with the surrounding landscape:

Positive:

- Both the steep lower and gentle upper valley sides around the Conservation Area form a superb setting for the picturesque village.
- Very little development is located on the eastern side of Blockley Brook which has a special relationship with the mill and related buildings [now converted] along it.
- The central space of Churchill Gardens is a distinctive and valuable space within an otherwise constrained village.

Negative:

- The Springfield estate has a homogenous, monotonous suburban edge which does not complement the village or landscape.
- The minor ribbon development up the western valley side on Greenway Road does not enhance the character of the village as a whole and pushes the settlement out into the wider 'farmed slopes' landscape.
- Sheaf House Farm's environs provide a slightly detractive introduction to the settlement from the north east.

Landscape sensitivity considerations

7.14. The landscape is typical of a constrained valley in the folds of the hill slopes in the AONB and provides a positive backcloth around the village.

7.15. Cross valley views are possible on the upper valley sides which makes development here unsuitable. Areas adjacent to the Conservation Area are also very sensitive. Areas within the built framework of the village itself and at lower levels to the north adjacent to the less sensitive parts of the village have a greater potential for development.

Constraints to be taken into account

7.16. The constraints are shown on Figure B2 and are summarised below:

- AONB covering all of village and surrounding landscape
- Conservation Area
- Listed buildings and their settings
- The floodplain of the brook

Areas where development is not suitable

7.17. Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Valley slopes adjacent to the Conservation Area both above and below which act as an essential setting to the village.
- Churchill Gardens which is an essential element in the village pattern and character

Suggested environmental improvements

7.18. The following environmental improvements are suggested:

- Screening tree planting adjacent to Springfield housing estate [which may be in conflict with the use of the area as allotments].
- Avenue tree planting along Station Road.

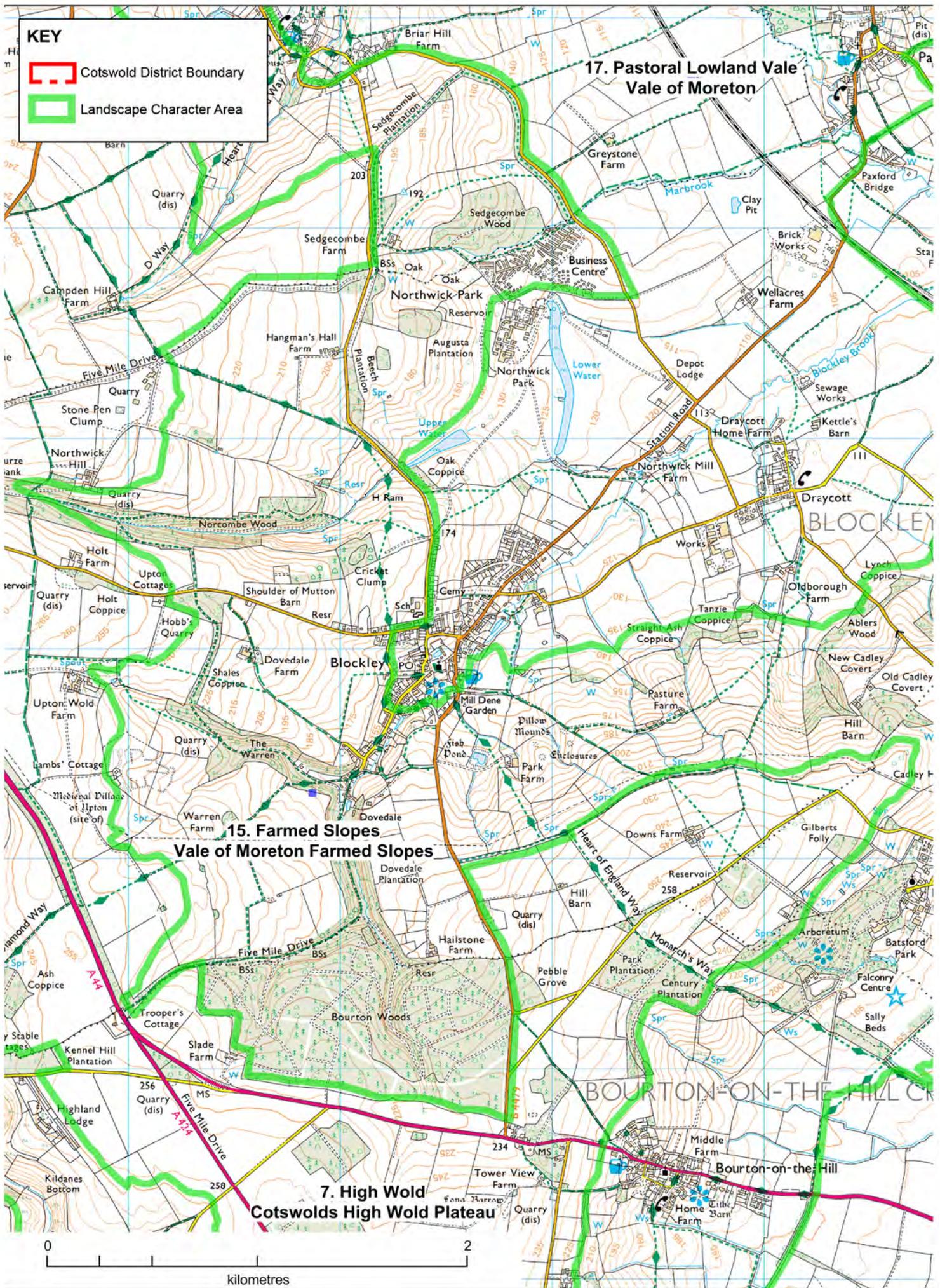
Potential sites for development

7.19. The sites put forward in the SHLAA are considered in turn and located on Figure B2.

Site Reference: BK_5	Settlement:	Blockley
DESCRIPTION:		
<p>This site consists of two uneven grass paddocks on the gently sloping valley floor on the south eastern edge of the settlement, possibly associated with Sheaf House Farm. The boundary to Draycott Road to the south is a mixture of hedge and fence with open glimpse views into the site. A dense hedge separates the western and eastern parts and there is a dense tree line/hedge to the east. Houses on Station Road are intervisible with the site through ornamental planting and riparian vegetation. There is a small timber stable within the site. The northern edge bounds Blockley Brook and is within the floodplain. There are views from Draycott Road which is a quiet approach to the settlement but the site is generally fairly discreet, quiet and moderately tranquil.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	Medium	
Justification:		
<p>The susceptibility of this site lies in its contribution to the rural character of the valley floor and its stream corridor location on the settlement edge, the presence of the Flood Zone along its northern edge and its visibility from Draycott Road. Its value is indicated by its AONB designation and it contributes to its character, albeit degraded to an extent by fencing and horse related structures. However, it is screened from the wider landscape by the landform and woodland to the south and is adjacent to housing to west and north. Any development here should take account of constraining factors such as the Flood Zone, to create a green corridor leading from the settlement into open countryside and should present a positive elevation, including trees, to the roadside to improve the approach to the settlement from the east.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	17. Pastoral Lowland Vale	
<i>Landscape Character Area:</i>	Vale of Moreton	
<i>Historic Landscape Character:</i>	Less irregular enclosure partly reflecting former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	Cotswolds AONB	
<i>Historic:</i>	none	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	Flood Zone	

Site Reference: BK_8	Settlement:	Blockley
DESCRIPTION:		
<p>This site consists of an area including part of the Sheaf House Farm complex containing several large scale farm buildings, a yard and a fenced off part of a pasture field to the south. It lies on the lower valley slopes on the south eastern edge of the settlement with a sub-station and further sheds on its eastern boundary which tend to screen views from further east, along Draycott Road, although the site is apparent closer to. A PROW beyond the western boundary of the adjoining field is screened by vegetation, as is the watercourse, so there are very limited views in from the Conservation Area, PROW and Listed Buildings further to the south west on the far side of the watercourse. The southern boundary of the adjoining pasture field is densely vegetated and there are no long views in this direction or to the south east.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	Medium/low	
Justification:		
<p>The susceptibility of this site lies in its location on the south eastern edge of the settlement adjacent to farmland, its function as part of Sheaf House Farm and the relative proximity of the Conservation Area and Listed Buildings. However, these are well screened. Its value is indicated by its inclusion in the Cotswolds AONB. Development here would be seen as a minor intensification of adjacent housing and would not be visible in the wider landscape. It should be carefully designed to enhance the approach to the settlement from the east, in particular as this site occupies a prime location on a bend in the road and is in full view when approaching the settlement from this side.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	17. Pastoral Lowland Vale	
<i>Landscape Character Area:</i>	Vale of Moreton	
<i>Historic Landscape Character:</i>	Existing settlement - extent by mid 19th century	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	within Cotswolds AONB	
<i>Historic:</i>	Conservation Area to the west	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	none	

Site Reference: BK_11	Settlement: Blockley
DESCRIPTION:	
<p>This site lies towards the north eastern edge of the settlement and consists of extensive, well-used and well-maintained allotments with sheds on gently sloping lower valley sides. It lies adjacent to the village sports ground and pavilion to the east, separated by a fence with occasional shrubs, thereby being relatively open. It is also open to view from Station Road (B4479 eastern approaches) with a low hedge and fence but is not visible from Park Road further up the slopes to the west. It is overlooked by houses on Springfield to the south west, while the house and grounds of The Limes to the south are well screened by trees and hedges.</p>	
LANDSCAPE SENSITIVITY:	
Evaluation:	High
Justification:	
<p>This site is susceptible to housing development because of its current land use which is of major community benefit and its visibility from the A4479 approaches. That the allotments are valued within the settlement is demonstrated by their extension to the north.</p>	
LANDSCAPE CONTEXT	
<i>National Character Area:</i>	Cotswolds
<i>Landscape Character Type:</i>	17. Pastoral Lowland Vale
<i>Landscape Character Area:</i>	Vale of Moreton
<i>Historic Landscape Character:</i>	Less irregular enclosure partly reflecting former unenclosed cultivation patterns
CONSTRAINTS/DESIGNATIONS	
<i>Landscape:</i>	Cotswolds AONB
<i>Historic:</i>	
<i>Biodiversity:</i>	
<i>Other (floodplain, PROWs):</i>	



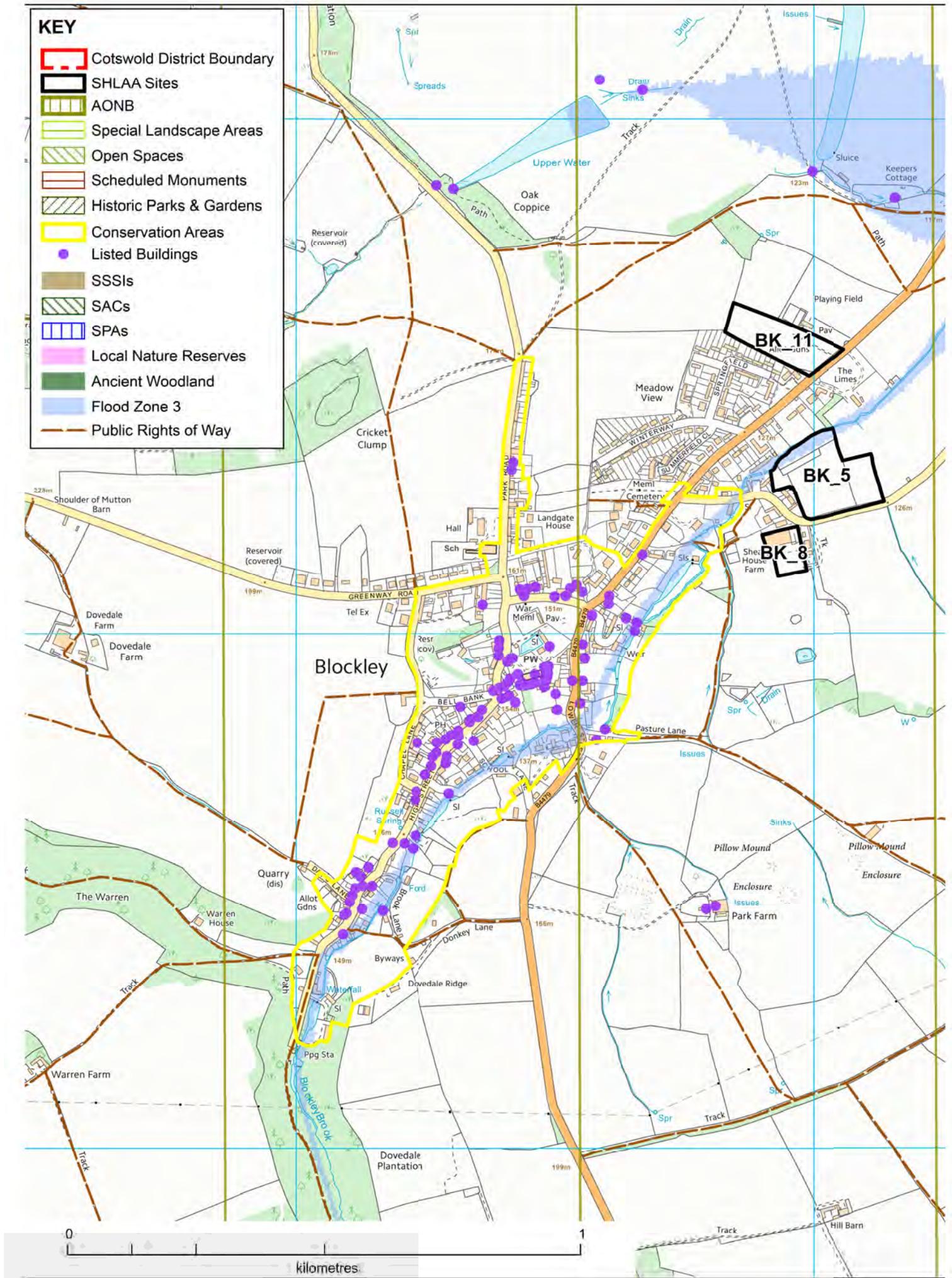


Figure B2 - BLOCKLEY
Housing Sites, Constraints and Designations

8. Bourton-on-the-Water

Settlement character

- 8.1. Bourton-on-the-Water is located alongside the A429 Fosse Way 27km to the north of Cirencester. The village lies in a wide flat vale formed by the Rivers Eye, Dikler and Windrush shown by Figure BW1. It is flanked to south and west by hills from which it can be viewed nestling in the vale.
- 8.2. Bourton-on-the-Water was a notable fort in the Iron Age. It later became an important Roman settlement and a bridging point of the Fosse Way over the Windrush. In 1862 the railway arrived. Today the village is one of the most important tourist destinations in the Cotswolds.
- 8.3. The main feature of the village is the High Street. This is defined by flanking historic buildings and the Windrush which flows picturesquely through it, crossed by numerous bridges. The historic form of the village relates closely to topography. Most buildings are located in the valleys in a linear pattern.
- 8.4. Viewed from the surrounding higher ground the village is visually 'broken up' by vegetation associated with watercourses and water bodies. However the village has expanded from the historic core east onto the floodplain towards Rissington and also to the north where there are a number of large housing estates and an industrial estate. These developments have introduced a more 'block-like' urban form that runs counter to the established linearity of the settlement.

Landscape character

- 8.5. The village lies within National Landscape Character area 107, Cotswolds and within the AONB Pastoral Lowland Vale landscape type and Vale of Bourton LCA. The valley to the west becomes a High Wold Valley landscape type- Upper Windrush Valley LCA. The slopes to the north west and south are within the Farmed Slopes landscape type.
- 8.6. The geology of the area is Lias limestone with clays. To the south west of the village are steep slopes with small rectangular fields running down to the valley floor. Hedges have numerous trees and are gappy and outgrown in parts. Farms are located at the edge of the village in places providing an important link with the agricultural hinterland. These slopes and the adjacent valley floor are visually prominent when entering the village from the Fosse Way. There are excellent views of Bourton-on-Water from these slopes in particular from Clapton-on-the-Hill.
- 8.7. To the south and the east of the village is the broad flat floodplain of the Windrush and Dikler Rivers. This is characterised by the meadows and water bodies associated with sand and gravel extraction. The vegetation is noticeably more riparian in character than found on the slopes surrounding the village. North east of the village are larger arable fields associated with some high grade agricultural land. Hedges within this area are generally lower and more managed with fewer trees.
- 8.8. One of the most important landscape features is 'Salmsbury Camp' which is located just to the west of the village centre. The camp is a Scheduled Monument. It has a mix of parkland and farmland character due to the large 'stand-alone' mature trees, hedgerow trees and outgrown hedges.
- 8.9. To the north west of the village is a ridge which lies between the Windrush and Upper Slaughter. This ridge is the backdrop to the village when viewed from Clapton-on-the-Hill. It consists of pasture with relatively large fields with walls and some hedges.

Relationship of the settlement with the surrounding landscape

- 8.10. The settlement has the following key relationships with the surrounding landscape:

Positive

- The linearity of the village and its close relationship with the valley topography.
- The close proximity of village and countryside.
- The riparian vegetation and other trees within the village which combine with the village's linearity to visually break it up when viewed from higher ground.
- Views to the surrounding landscape from the village.

- The visual focus of the church.

Negative

- Large scale development that does not relate to topography and is not visually broken up by tree planting.
- Poor visual relationship between the village and the Fosse Way in parts.

Landscape sensitivity considerations

- 8.11. The landscape surrounding the settlement is within the Cotswolds AONB and has consequently been judged to be of national importance.
- 8.12. The potential for the landscape to accommodate development is severely constrained by the slopes that surround the village, the floodplain and Salmonsbury Camp. Most of the small scale landscape around the western and southern edges of the settlement would be adversely affected by development, and any such development would be likely to be highly prominent. The larger scale agricultural landscape to the north east of the village has greater capacity to accept development in terms of its intrinsic landscape character. However development has already expanded in this direction and further development may add to the creation of a large visual block of development which will be prominent. Much of the land in this area is also Grade 2 agricultural land.

Constraints to be taken into account

- 8.13. The constraints are shown on Figure BW2 and are summarised below:
- AONB designation of the village and surrounding landscape
 - Conservation Area
 - Scheduled Monument (Salmonsbury)
 - SSSI designation of some waterbodies
 - Floodplain
 - The Heart of England Way, Monarch's Way, Oxfordshire Way, Windrush Way and Diamond Way
- 8.14. An area of Grade 2 Agricultural Land also lies to the north east of the village.

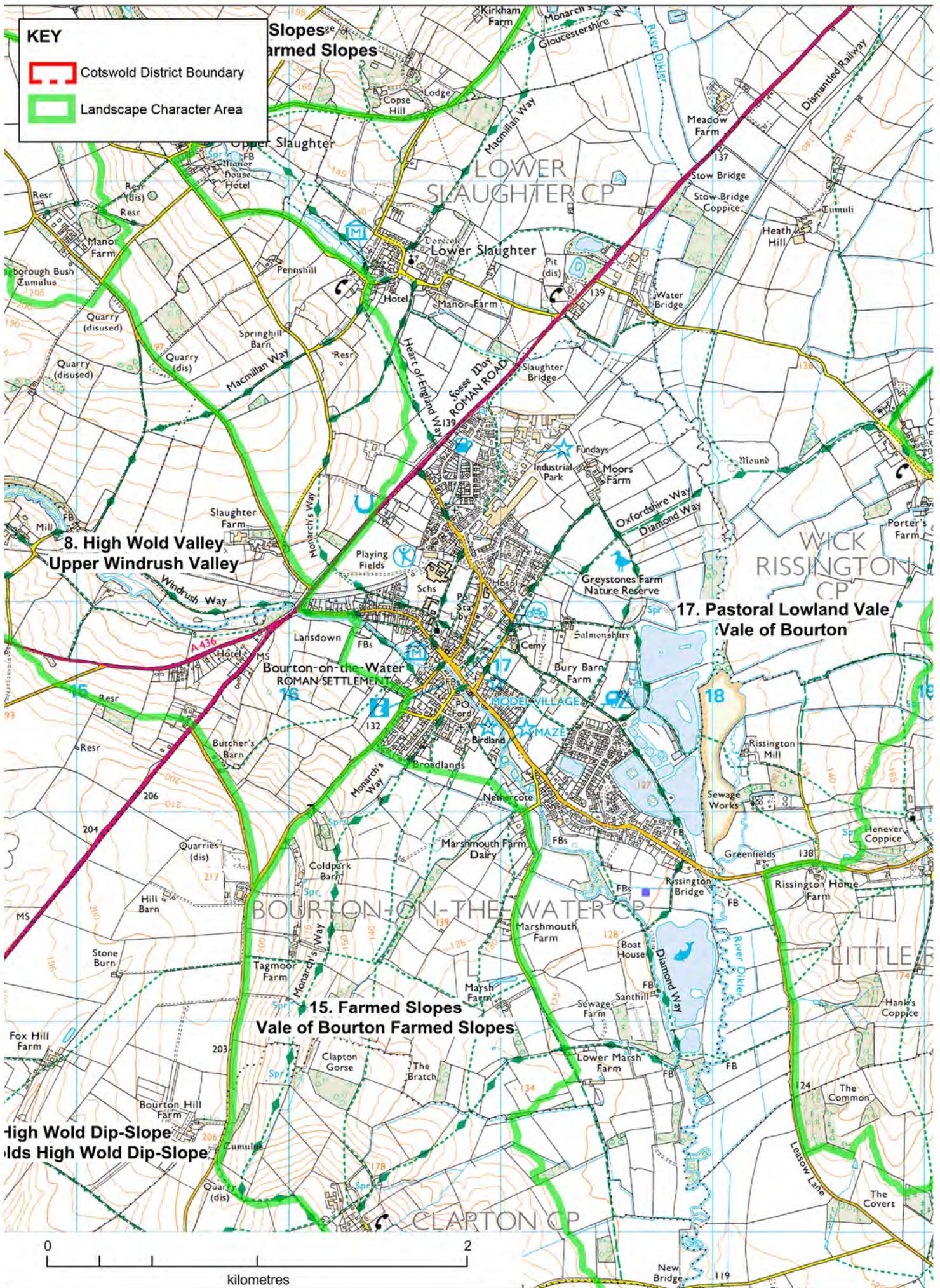
Areas where development is not suitable

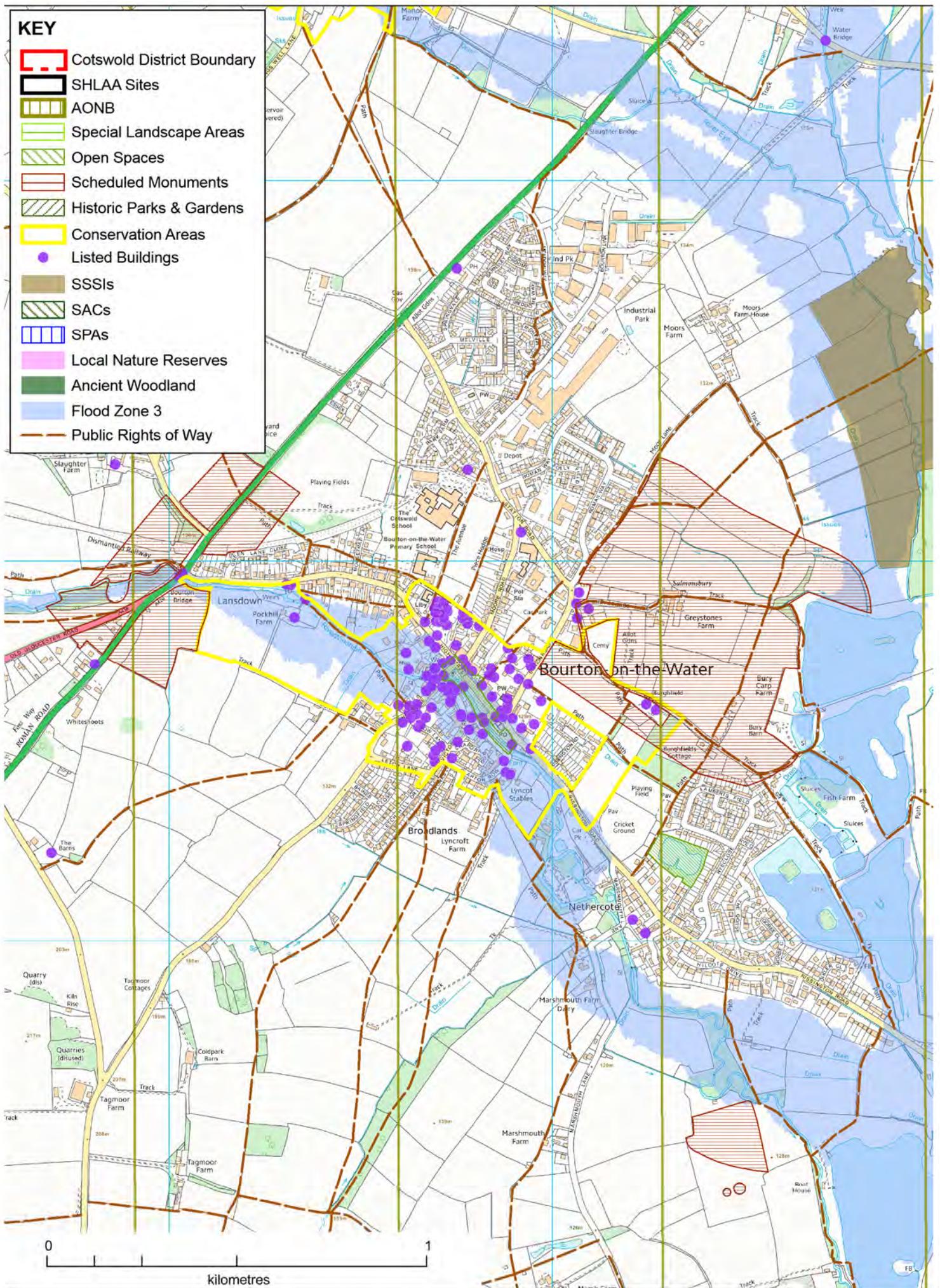
- 8.15. Areas where development is not considered suitable in accordance with the criteria set out in Section 2.0 are as follows:
- Salmonsbury Camp due to its SAM status and its landscape character.
 - The slopes to the north west and south west of the village including the playing fields/meadows south of Station Road and east of the Fosse. These areas are essential to the setting of the village.
 - The floodplain due to the landscape character of the meadows and the practical constraints imposed by flooding.

Suggested environmental improvements

- 8.16. The following environmental improvements are suggested:
- A429 Fosse Way Industrial estate requires further substantial planting to mitigate impact from road and the north and to reduce visibility from higher vantage points.

Site Reference: BOW E_1	Settlement:	Bourton on the Water
DESCRIPTION:		
<p>The site lies adjacent to the Fosse Way on the northern edge of the settlement directly adjacent to an existing commercial estate. It is separated from the Fosse by an outgrown hedge, bounded by estate access roads on the southern and eastern sides and on the northern boundary is an outgrown gappy hedge with a floodplain in open countryside beyond. The site appears to be prepared for use as an industrial estate with spurs off the road.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	Medium/low	
Justification:		
<p>The site is already prepared for development and existing development is apparent from the Fosse Way. There is therefore an opportunity for improvement to the current situation. If development is carried out on the site it should present a positive aspect to the Fosse Way and the main access to the south as well as finishing off the commercial development with a significant tree belt to the north to avoid intruding into the open countryside.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	17. Pastoral Lowland Vale	
<i>Landscape Character Area:</i>	Vale of Bourton	
<i>Historic Landscape Character:</i>	now prepared for development.	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	none	
<i>Historic:</i>	none	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	PROW to the south.	





9. Chipping Campden

The Settlement

- 9.1. Chipping Campden is the main Market Town in the far north of Cotswold District. It is located where the B4081 joins the B4034 Evesham to Shipston-on-Stour road as shown by Figure CC1. Stratford-upon-Avon lies 16km to the north. The town has a population approaching 2000. It is one of the clearest surviving examples of the linear medieval town.
- 9.2. Chipping Campden lies in a broad hollow with higher ground on three sides. Only to the east does the land fall away along the valley of Cam Brook. The town is frequently referred to as the 'Jewel of the Cotswolds'. The small original village on the site increased in size and importance following the granting of a Market Charter by Henry II in 1180. Today it is characterised by the long wide high street with long 'burgage plots' to the rear and back lanes known as Back Ends and Calf Lane. The historic core has some fine buildings that reflects its historic importance as a trading centre. The church is regarded as one of the finest in England .
- 9.3. The town has been expanded a significant amount by modern development. This is mainly located to the south and west of the town centre, although there is some linear development along the approach road from the north. More recent development has also occurred north of Station Road. Over time the 'Back Ends' have also been developed so that in places they have lost some of their historic form and character.

Landscape Character

- 9.4. The town lies in National Landscape Character Area 107, Cotswolds. The settlement itself lies in the Pastoral Lowland Vale landscape type, in the Vale of Moreton LCA. To the west and south, it is fringed by the Farmed Slopes type- the Vale of Moreton LCA. This area includes The Hoo and other hillsides.
- 9.5. The landscape immediately around Chipping Campden consists of a number of incised valleys and the floodplain of Cam Brook. To the north west is 'The Hoo' which is the hill backdrop to the town when approaching along the B4081. The Hoo is an outlier of the High Wold to the north west of the town. It has steep slopes with small pastures with gappy and outgrown hedges and fences. There is ridge and furrow in a number of fields which contribute to the character. There are also old orchards on some of the slopes.
- 9.6. To the north west of the town directly north of the school is a less distinctive low ridge. This consists of larger fields in both arable and pasture use. Closer to the town are allotments. The urban form of the town respects the form of this low ridge by wrapping around its southern edge. Therefore the town is not apparent from the north and the ridge is an important part of the backdrop to the town when approaching from the south.
- 9.7. The Cam Brook valley on the eastern edge of the town is characterised by flat floodplain with prominent blocks of poplars, other riparian trees, low hedges and fences. From the valley there are important views to the church and village edge from a distance. Closer to the commercial development in the valley floor near the former station is apparent set within trees. Further into the centre, Coney Gree to the north of the Cam Brook is a very unusual elevated area with distinctive topography related to ancient ruins. Like the valley, Coney Gree has a strong visual link to the church and contributes to its setting.
- 9.8. To the south of the town the landscape consists of larger fields of arable land with a less intimate scale than the landscape that surrounds the north western edge of the town. There is also a green open gap between the settlement and Broad Campden to the south.

Relationship of the Settlement with the Landscape

- 9.9. The settlement has the following key relationships with the surrounding landscape:

Positive

- The linear urban form relates very strongly to the valley sides and generally does not intrude onto the 'top' land. When viewed from a distance the town is seen nestling in the landscape.
- The church and tower is the central focal feature and main landmark.

- Because of the generally linear urban form there is a direct visual linkage between the town and the agricultural land surrounding it. This is most evident around the Hoo and the Cam Brook valley.
- The Coney Gree and part of the Cam Brook Valley together constitute the essential landscape setting for the church.

Negative

- In-fill development, although limited when compared with other Cotswold settlements, has reduced the linear nature of the town and the key relationship with topography is being obscured to some extent.

Landscape sensitivity considerations

- 9.10. The area is within the Cotswolds AONB which has been judged to be of National landscape importance. The relationship between town and landscape is one of the most important in the Cotswolds.
- 9.11. The ability of the landscape surrounding the settlement to accommodate further development is limited because the valley sides and ridge tops are visually exposed. Large scale development would compromise the linear character of the town.
- 9.12. The floodplain has generally been kept clear of development in the past and large scale development along it would compromise the landscape setting of the town.

Constraints to be taken into account

- 9.13. The constraints are shown on Figure CC2 and are summarised below:
- AONB designation covering all of the surrounding landscape and the town.
 - The Coney Gree is a Scheduled Monument
 - Conservation Area
 - Numerous footpaths south of the Coney Gree
 - The Heart of England Way, Monarch's Way and Diamond Way
- 9.14. The valley floor to the east of the town is also constrained by a 100m buffer around the sewage works.

Areas where development is not suitable

- 9.15. Areas where development is not considered suitable in accordance with the criteria set out in Section 2.0 are:
- The valley floor of the Cam and the Coney Gree to the south of the church. This area is fundamental to the character and setting of the town.
 - View corridors and vistas to the church and tower.
 - The steep slopes on the north west edge of the town which importantly provide the town's landscape backdrop.
 - The low ridge directly to the north of the school which is also important to the setting of the town and helps accentuate the linear form of the village.
 - Landscape to the south between Chipping Campden and Broad Campden.
 - Rising ground to the east.

Suggested environmental improvements

- 9.16. The following areas may benefit from environmental improvements:
- The employment site at the old station would benefit from landscape infrastructure planting and screening on the approach from the town especially to the south east.

Potential sites for development

- 9.17. The sites put forward in the SHLAA are considered in turn and located on Figures CC2 and CC3.

Site Reference: CC_23B	Settlement: Chipping Campden
DESCRIPTION:	
<p>The site forms part of a medium/large arable field on the crest of a minor rounded ridge. The southern part of the site therefore falls gently to the south towards existing settlement whilst the northern part falls to the north towards the wider countryside. A low cut hedge forms the north western and south eastern boundaries, allotments lie to the south west and the rest of the arable field runs to the north east terminating at an outgrown hedge. The B4035 approaches to the settlement lie to the south west. The road is flanked by hedges and maturing lime trees. Users of the road would have glimpse/filtered oblique views towards the site in winter. Further south, 20c ribbon development in maturing gardens lies on either side of the road and would screen any development. A public footpath lies to the east with varying views towards the site. The site is exposed to views from the north and north east. It is also intervisible with the church tower. It has some tranquillity although road noise is apparent. The site lies within the Cotswolds AONB.</p>	
LANDSCAPE SENSITIVITY:	
Evaluation:	High/medium
Justification:	
<p>The site has susceptibility to housing development in respect of being located on a low ridgetop in open countryside exposed to view from the north. This would increase the perceived extent of the settlement which otherwise is discreet and set down in these views. The closest receptors are users of the A4035 in winter, and users of a public footpath and minor road to the north. The southern corner of the site at a lower level is slightly less sensitive. The value of the site is its location in the Cotswolds AONB. If development was carried out then tree screening would be highly desirable on its north western and north eastern boundaries to soften the edge and help integrate any development into the landscape.</p>	
LANDSCAPE CONTEXT	
<i>National Character Area:</i>	Cotswolds
<i>Landscape Character Type:</i>	17. Pastoral Lowland Vale
<i>Landscape Character Area:</i>	Vale of Moreton
<i>Historic Landscape Character:</i>	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns
CONSTRAINTS/DESIGNATIONS	
<i>Landscape:</i>	within Cotswolds AONB
<i>Historic:</i>	none
<i>Biodiversity:</i>	none
<i>Other (floodplain, PROWs):</i>	none

Site Reference: CC_23C	Settlement:	Chipping Campden
DESCRIPTION:		
<p>The site forms part of a large arable field on the south facing slopes of a minor ridge falling towards existing settlement. A low cut hedge forms the north western and south eastern boundaries. Ribbon development housing along the A4035 lies to the south west and the rest of the arable field runs to the north east terminating at an outgrown hedge which lies close to the ridge crest. A narrow track running from the road to Wolds End Farm runs along the southern boundary but there is no public access. The housing in maturing gardens would screen any development from the road although any new access to the site would be apparent. The Heart of England Way/Monarch's Way lie to the east but would have limited views of the site due to intervening landform and vegetation. Any potential development on the northern corner of the site which is the highest point may be visible from the north. The site is also intervisible with the church tower. It has some tranquillity although road noise and the adjacent housing are apparent. The site lies within the Cotswolds AONB.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	Medium	
Justification:		
<p>The site has susceptibility to housing development in respect of being located in open countryside with the northern tip of the site on a low ridgetop exposed to view from the north. This would increase the perceived extent of the settlement which otherwise is discreet and set down in these views. The site is otherwise fairly discreet although any new access from the A4035 would be apparent. The value of the site is its location in the Cotswolds AONB. If development was carried out then tree screening would be highly desirable on its northern boundaries and corner to soften the edge and help integrate any development into the landscape.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	17. Pastoral Lowland Vale	
<i>Landscape Character Area:</i>	Vale of Moreton	
<i>Historic Landscape Character:</i>	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	within Cotswolds AONB	
<i>Historic:</i>	none	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	Monarch's Way/Heart of England Way to the east	

Site Reference: CC_23E	Settlement: Chipping Campden
DESCRIPTION:	
<p>The site comprises allotments which fall gently to the south west towards existing settlement on a minor ridge. A low cut hedge forms the north western and south eastern boundaries, 20c ribbon development housing on the A4035 lies to the south west and an arable field runs to the north east terminating at an outgrown hedge. The B4035 road is flanked by hedges and maturing lime trees. Users of the road would have glimpse/filtered oblique views towards the site in winter. Further south, the housing would screen any development. A public footpath lies to the east with varying views towards the site- the top of the existing housing adjacent is just visible. Any development on the site is therefore likely to be more exposed to views from the north and north east. It is also intervisible with the church tower. It has limited tranquillity due to its use, road noise and the adjacent settlement edge. The site lies within the Cotswold AONB and has some value as a community resource. Around half of the plots appear to be used based on aerial photography.</p>	
LANDSCAPE SENSITIVITY:	
Evaluation:	High/medium
Justification:	
<p>The site has susceptibility to housing development in respect of being used as allotments which are a valuable community resource and with the northern edge being located close to a low ridgetop exposed to view from the north. This would increase the perceived extent of the settlement which otherwise is discreet and set down in these views. The closest receptors are users of the A4035 in winter, and users of a public footpath and minor road to the north. The southern corner of the site at a lower level is less sensitive. The value of the site is its location in the Cotswolds AONB. If development was carried out then tree screening would be highly desirable on its north western and north eastern boundaries to soften the edge and help integrate any development into the landscape.</p>	
LANDSCAPE CONTEXT	
<i>National Character Area:</i>	Cotswolds
<i>Landscape Character Type:</i>	17. Pastoral Lowland Vale
<i>Landscape Character Area:</i>	Vale of Moreton
<i>Historic Landscape Character:</i>	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns
CONSTRAINTS/DESIGNATIONS	
<i>Landscape:</i>	within Cotswolds AONB
<i>Historic:</i>	none
<i>Biodiversity:</i>	none
<i>Other (floodplain, PROWs):</i>	none

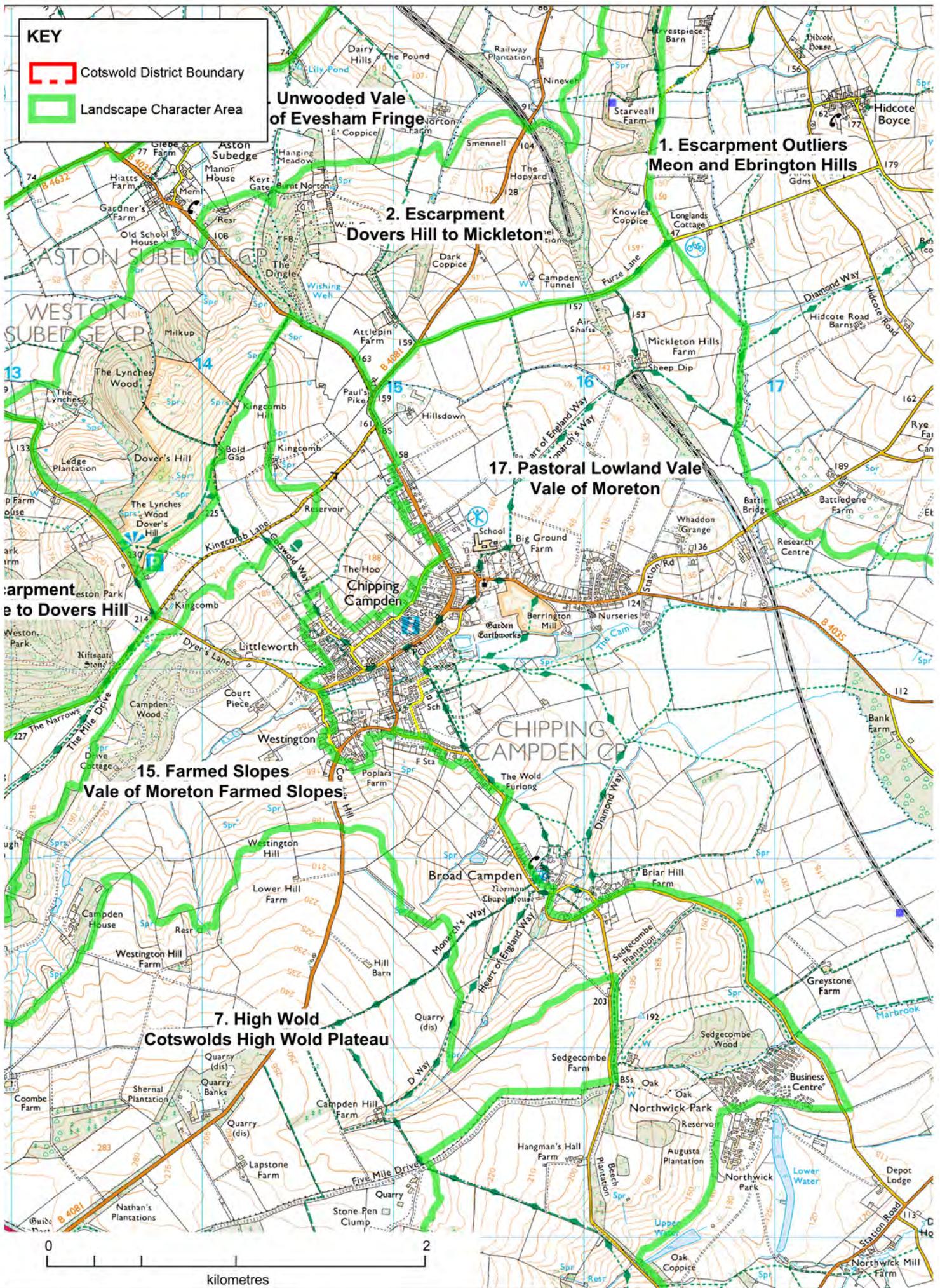
Site Reference: CC_38A	Settlement:	Chipping Campden
DESCRIPTION:		
<p>The site comprises of a small cluster of agricultural buildings/sheds, timber stables and an all weather horse exercise/jumping area lying at the bottom of the hillslopes of The Hoo which acts as a backcloth to the settlement. The site lies on Back Ends and the low structures are largely screened from it by a low wall covered in ivy and an outgrown hedge. However, the small agricultural sheds with their Cotswold stone walls and varied roofs are apparent from the south adjacent to the ridge and furrow pasture running up the hill. This combination provides an attractive rural edge to the settlement compared to the dense housing to the south east. There are also some fine mature trees along the site boundary which contribute significantly to the lane's character. The lane itself is used as a tourist coach park mainly to the east but there can be congestion at times adjacent to the site when the coach park is full. A small post delivery office is located to the north east and fenced paddocks running up the hill lie to the north west. These vehicle movements in season reduce the tranquillity of the site. Overall, the site is not widely visible. It lies within the Cotswolds AONB and adjacent to the Chipping Campden Conservation Area.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	Medium	
Justification:		
<p>The site has susceptibility to change through housing development in respect of being on the edge to the settlement where it meets the attractive landscape of the Hoo. There are gaps in development in this location and the field to the south west in particular is important in its contribution to the settlement edge character and allowing views up the hill. The houses opposite and close to the site within the Conservation area are also attractive and have value. Within the site itself the mature trees are important features and the sheds to the south also contribute to character. However, low density housing to a high quality and reflecting the vernacular on this site may be acceptable if the trees, hedges and walls are protected/retained and the barns on site are retained or reflected in the development.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	15. Farmed Slopes	
<i>Landscape Character Area:</i>	Vale of Moreton Farmed Slopes	
<i>Historic Landscape Character:</i>	Existing settlement - extent by mid 19th century	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	within Cotswolds AONB	
<i>Historic:</i>	Chipping Campden Conservation directly adjacent and listed Woodbine Cottages opposite across the lane.	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	none	

Site Reference: CC_41	Settlement: Chipping Campden
DESCRIPTION:	
<p>The site lies in a slight hollow on the northern edge of housing which forms the eastern extension of the settlement. It is currently used as the cricket club with pitch. It is bounded and enclosed to the west by a house/small holding with hedges and trees, to the south by new housing and bowling green and to the east by a mainly outgrown hedge along Station Road. To the north it is open to the arable open countryside, with no field boundary. Just under a kilometre away the Heart of England Way/Monarch's Way footpaths would have views down into the site although adjacent housing would also be apparent. There is a small agricultural complex on the slight rise to the north east. The site lies in the Cotswold AONB.</p>	
LANDSCAPE SENSITIVITY:	
Evaluation:	Medium
Justification:	
<p>The site has susceptibility to change through housing development in respect of being on the edge to the settlement with an open northern boundary and linking a small agricultural complex with the expanding town. However, housing on this site may be acceptable as it is set down in the landscape in a fairly discreet location, provided the northern boundary is planted with trees and hedges to provide a well screened edge.</p>	
LANDSCAPE CONTEXT	
<i>National Character Area:</i>	Cotswolds
<i>Landscape Character Type:</i>	17. Pastoral Lowland Vale
<i>Landscape Character Area:</i>	Vale of Moreton
<i>Historic Landscape Character:</i>	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns
CONSTRAINTS/DESIGNATIONS	
<i>Landscape:</i>	within Cotswolds AONB
<i>Historic:</i>	none
<i>Biodiversity:</i>	none
<i>Other (floodplain, PROWs):</i>	none

Site Reference: CC_48	Settlement:	Chipping Campden
DESCRIPTION:		
<p>The site consists of houses, a single storey building, car park and associated gardens and open space on the south western edge of Chipping Campden School's grounds. It lies adjacent to the Conservation Area and is close to the core of the town. On the western edge, the site rises up steeply from the A4035 approaches but is substantially screened by mature trees although the existing dwellings can be seen in filtered views on the immediate skyline. The listed Wolds End House lies opposite. The site wraps around recent 20c development at Weighbridge Court. To the east, the site appears more associated with the school, with carpark and buildings next to the main vehicular entrance and fronting the main car and coach park. It rises prominently north of the road while the listed Vicarage's garden lies to the south. The site is in the Cotswolds AONB and the Heart of England Way/Monarch's Way pass just to the east.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	Medium	
Justification:		
<p>The site has susceptibility to change through housing development in respect of being directly adjacent to the Conservation Area and core of the settlement, and on rising ground. The trees on the site, especially along the A4035 to the west, are very important to the character of the town approaches. However, the existing buildings on this site are of limited merit and provided any proposed development reflected the vernacular, especially facing the Conservation Area, and were to a high standard, protecting and retaining the existing trees then it may be acceptable.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	15. Farmed Slopes	
<i>Landscape Character Area:</i>	Vale of Moreton Farmed Slopes	
<i>Historic Landscape Character:</i>	Existing settlement - present extent	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	within Cotswolds AONB	
<i>Historic:</i>	Chipping Campden Conservation directly adjacent. Listed Wolds End House is opposite across B4035 and listed Vicarage garden opposite to the south.	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	none	

Site Reference: CCN_E1	Settlement: Chipping Campden
DESCRIPTION:	
<p>The site is an existing partially developed commercial estate lying just above a stream valley floor adjacent to a railway and the adjacent slopes to the west. The latter are small scale pasture, generally with well treed and hedged boundaries to the west (in a dwelling curtilage) although there is less enclosure to the south west. The undeveloped commercial site plots are grassed and fenced. The site is open to glimpse views from Station Road to the north and from the A4035 Cam Road to the south. Overall, though, it is not widely visible due to landform and vegetation. Tranquillity is limited by the adjacent development and the railway. The site lies within the Cotswolds AONB.</p>	
LANDSCAPE SENSITIVITY:	
Evaluation:	Medium/low
Justification:	
<p>As an already partially developed site it has limited susceptibility to economic development. The most sensitive part of the site are the grassed slopes to west which will increase the visibility of any development, and the adjacent residents here. Therefore the height of units on the highest areas and their arrangement should be carefully considered to minimise impact on the residents and landscape, as well as retention of vegetation near the entrance. In addition, some tree and hedge screening would be helpful on the southern boundary.</p>	
LANDSCAPE CONTEXT	
<i>National Character Area:</i>	Cotswolds
<i>Landscape Character Type:</i>	17. Pastoral Lowland Vale
<i>Landscape Character Area:</i>	Vale of Moreton
<i>Historic Landscape Character:</i>	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns
CONSTRAINTS/DESIGNATIONS	
<i>Landscape:</i>	within Cotswolds AONB
<i>Historic:</i>	none
<i>Biodiversity:</i>	none
<i>Other (floodplain, PROWs):</i>	none

Site Reference: CCN_E3A	Settlement:	Chipping Campden
DESCRIPTION:		
<p>The site is primarily contained in part of a flat field south of a commercial estate/research facility lying on a stream valley floor adjacent to a railway. The field appears to be mown for hay and there is a pond to the east of the site. The buildings on the estate are divided from the site by the stream corridor with associated riparian vegetation of trees and shrubs. A low cut hedge lies to the south and a public footpath runs along this. The site also appears to include a small part of the arable field to the south which is flat and has few boundaries along the valley floor. This is open to filtered views from the A4035, from which the commercial estate is already apparent, although mitigated to an extent by the riparian vegetation. This road rises to cross the railway to the south and views are screened by vegetation on the embankment. The site is not widely visible to the north and east due to buildings, landform and vegetation. Tranquillity is limited by the adjacent development and the railway. The site lies in the Cotswolds AONB.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	Medium/low	
Justification:		
<p>The site has some susceptibility to change from economic development in terms of views from the south east along the A4035 approaches. The part of the site south of the hedge would be particularly obtrusive without this existing mitigation. The rest of the site could be developed provided additional tree planting was established on this hedge boundary which would help screen and filter new development and existing development. The objective should be to improve this approach to the settlement. Therefore the design of unit/s and their arrangement should be carefully considered to minimise impact on the landscape.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	17. Pastoral Lowland Vale	
<i>Landscape Character Area:</i>	Vale of Moreton	
<i>Historic Landscape Character:</i>	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	within Cotswolds AONB	
<i>Historic:</i>	none	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	none	



KEY

-  Cotswold District Boundary
-  Landscape Character Area

Unwooded Vale of Evesham Fringe

1. Escarpment Outliers Meon and Ebrington Hills

2. Escarpment Dovers Hill to Mickleton

15. Farmed Slopes Vale of Moreton Farmed Slopes

17. Pastoral Lowland Vale Vale of Moreton

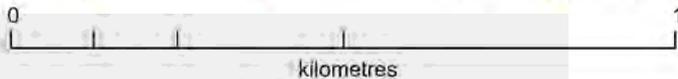
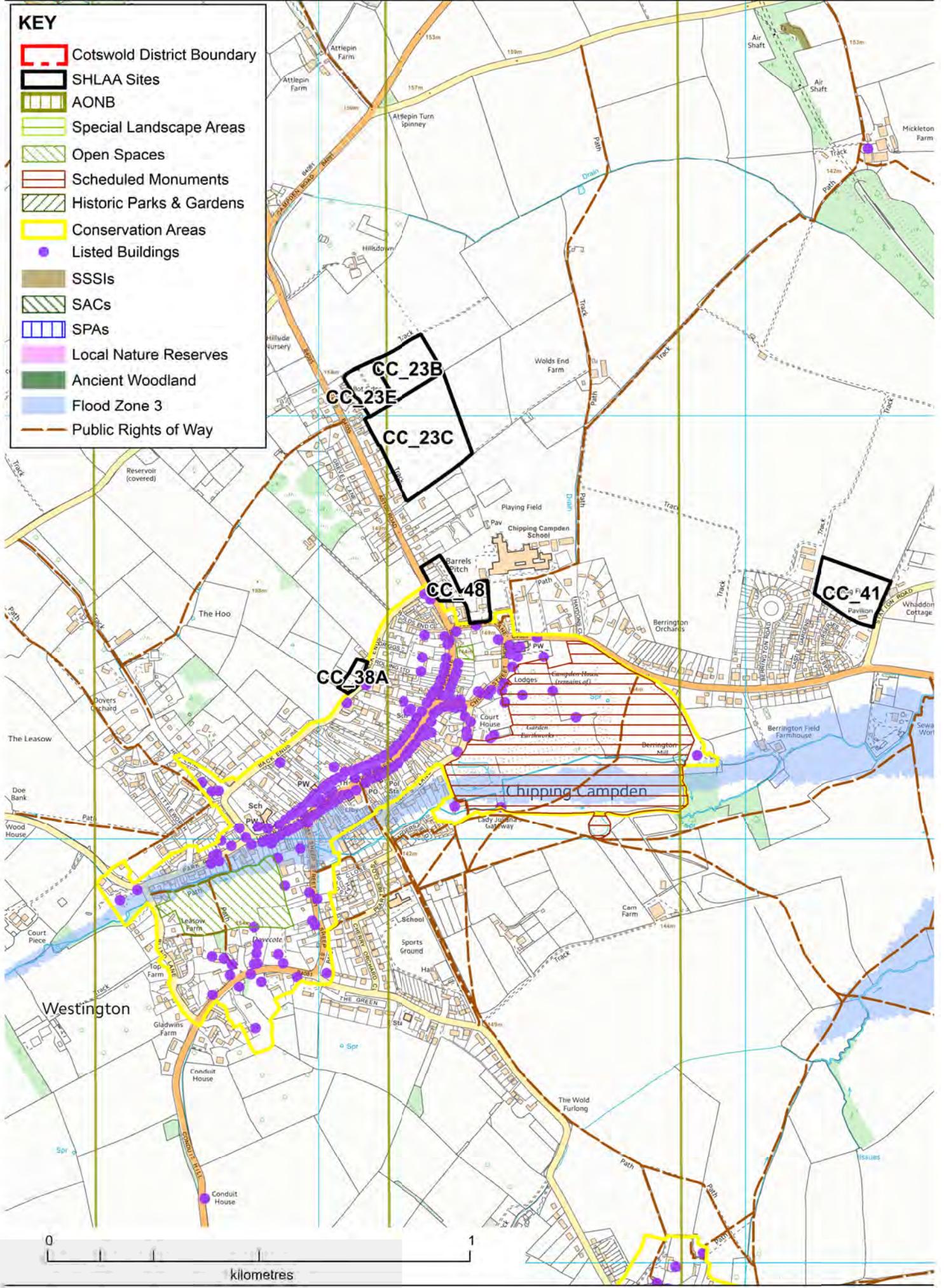
7. High Wold Cotswolds High Wold Plateau

0 2
kilometres

Figure CC1 - CHIPPING CAMPDEN Context and Landscape Character Types and Areas

KEY

-  Cotswold District Boundary
-  SHLAA Sites
-  AONB
-  Special Landscape Areas
-  Open Spaces
-  Scheduled Monuments
-  Historic Parks & Gardens
-  Conservation Areas
-  Listed Buildings
-  SSSIs
-  SACs
-  SPAs
-  Local Nature Reserves
-  Ancient Woodland
-  Flood Zone 3
-  Public Rights of Way



**Figure CC2 - CHIPPING CAMPDEN
Housing Sites, Constraints and Designations**

10. CIRENCESTER

Settlement character

- 10.1. Cirencester is the largest town in the District with a population of around 20,000. It is located roughly halfway between Swindon and the M4, 15 miles to the south east, and Gloucester, Cheltenham and M5 to the north west.
- 10.2. The town is at the crossing points of around 13 roads. The most important originated in Roman times when the town was the second largest settlement in Britain. They are characteristic features of the Cotswold landscape. They include:
 - The Fosse Way which runs along the length of the Cotswolds linking other key settlements such as Moreton-in-Marsh, Stow-on-the-Wold, Bourton-on-the-Water and Northleach.
 - Ermin Way which forms the line for the Gloucester to Swindon Road.
 - Akeman Street which runs north east to Bicester
 - The Whiteway, an old saltway running to Droitwich, runs due north following the high, open ground of the Cotswolds.
- 10.3. These roads form a structure which has defined the development of Cirencester - the character of each segment often contrasting significantly with adjacent areas.
- 10.4. During the late 18th century, a canal spur from Siddington linked the town with the Thames and Severn Canal. In the 19th century, two railways were built linking the town, through two separate lines and stations, to Swindon, Gloucester and Cheltenham- one via Kemble. All these lines of communication are now defunct but evidence of their routes is still visible in embankments and belts of vegetation. The town is now reliant solely on roads and the dualled A417[T], bypassing the town to the north, provides the main access route.
- 10.5. Cirencester lies at the edge of the Cotswolds hill country in a hollow formed by the confluence of the River Churn and the Daglingworth Stream as they run south to join the Thames. The majority of the Cotswolds were cleared in the Bronze Age and the area became a productive, relatively well settled agricultural area. An Iron Age settlement was located a little to the east of the current town centre. Evidence of prehistoric settlement is at Tar Barrow, west of Fosse Way as it leaves the town northwards. Partly because of the prosperity of the area, the site was chosen by the Romans as a major military base. Cirencester's origin was as two military forts and town [Corinium] built in the 1st century. The lozenge shape of the walled town is still evident, most apparent on the northern boundary of Abbey Grounds. The street grid is still followed by some modern roads. The amphitheatre was located outside the walls. The earthwork remains are still visible, separated from the town by the dualled ring road.
- 10.6. After a long decline the importance of the town was revived by the wool trade. By Domesday, the town was a gathering place for the woolsacks of Cotswold fleeces, as it continued to be for the next seven to eight centuries. The medieval town, with its narrow streets was concentrated in the northern corner of the old Roman town.
- 10.7. The growth of the town was constrained to the east and west by the Abbey Estate and by Cirencester Park respectively. The Abbey estate was originally run by monks. An abbey, matching those at Winchester and York, once stood on a site north of the current church. The estate was acquired by the Masters family on the dissolution of the monasteries. The Abbey Grounds, once the preserve of monks, is now a valuable and well used public park. The agricultural land to the north east of the park is still part of the Abbey Estate.
- 10.8. The Earl of Bathurst's manor of Cirencester Park lies a stone's throw from the town streets but is isolated by the magnificent semi-circular yew hedge and stone walls. The magnificent formal park was designed by the poet, Alexander Pope, in the 18th century. It occupies a wedge of land which runs four miles to Sapperton to the west along the spine of the Broad Ride. Much of this walled land is wooded, with formal views, vistas and the first follies to be built in Britain. The Bathurst Estate owns much of the surrounding land south and west of Cirencester.
- 10.9. The town expanded south with the Market Place being added in the 17th century. The great wool church of St John the Baptist dominates this focal space of the town. Its tower can be seen from several of the town's road approaches.

- 10.10. The superb heritage of the town is reflected in its extensive conservation area status. Almost all open spaces within the town, including Cirencester Park are scheduled ancient monuments.
- 10.11. The town expanded further south in the 19th century filling the envelope of the old Roman town on the low ground south of the River Churn and into Chesterton. 20th century development has expanded predominantly southwards forming the suburbs of Chesterton and Watermoor. Industrial development has focussed on the Love Lane area, not surprisingly in a wedge between the old railways and incorporating the defunct canal corridor. Two other wedges of development have occurred, both on the rising dip slope: Bowling Green, which lies to the west of Whiteway and The Beeches and Kingshill south of Fosse Way.
- 10.12. The ring road separates the newer development from the older town, roughly following the outer edge of the Roman town.
- 10.13. The villages of Preston, Baunton and Siddington all lie close to Stratton and Cirencester, separated from the town by a few fields. These all have their distinct and separate identities. Siddington is discussed separately.

Landscape character

- 10.14. Cirencester is located on the edge of the Cotswolds National Character Area 107, bordering the area of the Upper Thames Clay Vales [108] to south east. The settlement lies within the Dip Slope Lowland LCT which is cut only by the Churn Valley which separates the town from Stratton and is classified as a Dip Slope Lowland valley. The Cotswolds LCA defines the area to the west of the town, north of Fosse Way, as the South and Mid Cotswolds Lowlands LCA. To the north east and east, from Bowling Green to Preston, the area is within the Ampneys LCA. To the south the landscape lies within the Kemble Dip slope LCA. The western outskirts around Cirencester Park are in the AONB.
- 10.15. The town lies on the edge of the dip slope in the Churn valley in a transition between this and the Thames Valley area. Fingers of oolitic limestone thrust south either side of the Churn beneath Stratton and the Whiteway ridge and also east of the Beeches. The alluvium of the valley floor is flanked by Forest Marble/Kellaway Clays and sands which form the bulk of the underlying geology. An outcrop of Cornbrash [a crumbly limestone] lies under part of Cirencester Park and provides the basis for rising land to the south towards South Cerney and west of Siddington.
- 10.16. Most of the older settlement lies at around 110m AOD just above the Churn valley bottom. The land rises most significantly to the north and west [140mAOD] and gently to the south [120mAOD] [see Figure C2]. The Churn is joined by the Daglingworth Stream in the northern environs of the old town.
- 10.17. The landscape surrounding the town is best described in the segments defined by the approach roads starting to the west and running clockwise round the town:
Royal Agricultural College and Cirencester Park
- 10.18. This area lies within the Cotswolds AONB, the Fosse Way forming the boundary directly to the south. The college grounds are well established and form a very pleasant spacious setting to the elegant 19th century Cotswold stone College Buildings. Mature trees, including an imposing lime avenue off the Fosse, enclose pasture and playing fields. This provides a positive approach to the town. Whereas open views into the grounds are possible from the Fosse, the Stroud Road has a more enclosed feel. The walls and beech woods of Cirencester Park provides enclosure broken only by the school grounds. The northern boundary of the formal park is enclosed by a mature woodland belt of mixed deciduous and evergreen trees which form a varied skyline on the gentle ridge above the Daglingworth Stream valley to the north east.
- 10.19. Commercial development has been permitted in the far eastern corner of the College around the A419/A429 junction. This will modify the parkland character of the approaches, increasing the intensity of development in the area.
- 10.20. The Park is a nationally valuable landscape and is sensitive to development in its environs. The openness of the college grounds to views from the south and their parkland character make development in the southern part of this area also highly undesirable in terms of landscape impact. However, there may be limited opportunities to the north east where there is more enclosure, close to permitted development and the school/college to the north.

Cirencester Park to Ermin Way

- 10.21. This area is within the Cotswolds AONB west of the Daglingworth Stream and SLA to the east. It lies partly within the floodplain of the stream and is crossed by tranquil watercourses canalised to feed mill buildings with accompanying footpaths. It is primarily pasture on the outskirts of town with allotments, overgrown areas and parkland knitted into the old town fabric. Field boundaries are hedges, some overgrown, with mature field trees which give the appearance of parkland. Filtered views are possible across the area from Ermin Way towards the backcloth of the trees of Cirencester Park. A fine lime avenue lines part of the western side of the main road. This approach is elegant and directly feeds visually into the old town centre, Gloucester Road being a continuation of the Roman road. The petrol garage here has been refurbished to try to complement the quality of the area although standard signage is still apparent.
- 10.22. The character and qualities of this area are very sensitive on both sides of the Daglingworth Stream. The area acts as an important setting and approach to the town and its characteristics and lack of screening make development highly undesirable. The relationship between green spaces, water and built form closer into the town are also special.

Ermin Way [west] to Whiteway including the River Churn Valley

- 10.23. The Churn valley has a flat floodplain crossed by a number of watercourses. These are the natural course of the river and channels constructed to feed the mills at Stratton, now converted to housing, and drain the low lying Grade 4 pasture. Field boundaries are discontinuous hawthorn hedges. This area is bounded by allotments with a strong hedge boundary and then the Bowling Green housing estate on rising ground towards the Whiteway ridge road. This forms a mixed skyline of roofs and trees when viewed from Ermin Way. On the gentle limestone ridge top, Grade 3 arable fields stretch northwards either side of the Whiteway. The tranquillity of this area is now slightly affected by the noise of the bypass in a cutting to the east. An area of uneven pasture lies north and east of the now developed Bowling Green Farm. This seems once to have been a shallow quarry. Fine views over the valley towards Stratton are possible from the public footpath. With the exception of housing and allotments, the area is an SLA.
- 10.24. The valley forms an essential and distinct buffer between Stratton and Cirencester [and is only 300m wide at one point]. It is also primarily floodplain. As such, no development is acceptable here. The gentle ridge running north from the housing estate is exposed to views from Stratton and Baunton and development on the upper slopes also would be unacceptable.

The Whiteway to Fosse Way [north]

- 10.25. This distinctive green wedge forms part of the Abbey Estate and also includes the Rugby and Cricket Grounds. It is an extension visually of the Abbey Grounds which have their focus in the Church of St John the Baptist. Indeed, views of the church are possible across the rugby ground and orchard from the Whiteway as it falls gently towards the town. The rugby pitches are carved out of the hillside with extensive earthworks to make them level. The Whiteway is fronted by pleasant detached and semi-detached houses with established gardens. The Rugby clubhouse at the bottom of the hill is a minor detractor. The sports grounds are separated from the arable estate land by a belt of tall evergreen and deciduous trees. These are thin above the shrub layer.
- 10.26. The estate land is arable grade 3 land and has few hedges and allows open views north east from the ring road [Grove Lane] towards the enclosing woodland of Hare Bushes. This effectively separates the area from the bypass which cuts through it. Beyond the bypass the land continues to rise gently into the open undulating ridge landscape of the AONB.
- 10.27. Tar Barrow, a prehistoric mound is located in the field by Fosse Way. Timber enclosures have been constructed to protect small copses which have been planted recently. The character of this landscape is one of old parkland which will be enhanced as the copses mature. Though the fields are separated by trees and the ring road from the Abbey Grounds there is still a strong visual link.
- 10.28. The area provides a distinctive green wedge of parkland character which rightly forms part of the SLA. It penetrates the built form of the suburbs and makes a link between the town and its Cotswold plateau hinterland. It allows views into the centre of town including the church. As such, no development should be allowed in the area.

Fosse Way [north] to Ermin Way [east]

- 10.29. South of Fosse Way housing occupies land as it rises up east from the valley towards the dip slope giving way to fields and a school before the bypass cuts through the landscape at around 125mAOD. Beyond lies the open undulating landscape of the southern fringes of the Cotswold area, just outside the AONB southern boundary defined by Akeman Street. The land falls sharply away southwards to the floodplain of the River Churn and Ermin Way. Recent development now forms a strong edge to the settlement retaining the floodplain meadows. The village of Preston lies to the east on rising land and Ermin Way gradually climbs onto the level high ground of Cornbrash towards the Duke of Gloucester Barracks. An isolated new industrial development lies on the road south of Siddington Farm. A power line crosses the area from north to south effectively defining the edge of housing development. Only the school lies to the east of this line.
- 10.30. The Fosse Way is the major road into Cirencester from the north providing a link from the A417[T]. The road junction and associated development and the power line have a visual and noise impact on this area which give it the character of urban fringe on both sides of the main road. This will improve as roadside planting becomes established. To the east of the bypass a garage and rationalisation of Cherrytree Lane around the bypass give a rather unsightly edge to the settlement although the landscape further east is unspoilt.
- 10.31. An evergreen tree belt along Kingshill Lane, a Roman road, effectively encloses the school and recreation development to the south from views from the countryside to the east. This is broken before reaching the lower edge of the housing below Preston. However, a plantation of poplars provide a positive setting to the village which is separated from Kingshill by 600m. Recent housing development south of the older 20c housing appears to have been constructed to a high standard and provides a striking edge to the town which will be softened by tree planting within it and along the floodplain.
- 10.32. The fields on the valley side are arable with neat low hedges and fences while those on the valley floor are pasture. Both of these are prominent from and abut the road corridor. The land is Grade 3 agricultural classification. The area is affected visually by development around Tesco's and caravan park to the south west which reinforce its urban fringe character.
- 10.33. The southern part of the area is overlooked by Preston, part of which is a conservation area. The environs of its church has clear views across the outskirts of the town to the Church of St John the Baptist.
- 10.34. Cherrytree Lane and Kingshill Lane form the effective edge to the urban fringe landscape of this side of Cirencester. However, the area is sensitive to development. No development is acceptable north east of the bypass as it should be the absolute boundary for development in itself and development would urbanise the junction too much. Also development along Kingshill Lane would mean unacceptable encroachment on the village of Preston. The floodplain of the River Churn is also unacceptable for development. A green corridor needs to be retained alongside Ermin Way. Further south and towards South Cerney, further development would be completely unacceptable along Ermin Way as this impinges directly on open countryside and would reduce the green separation between Cirencester and the Barracks.

Ermin Way to the Somerford Keynes Road

- 10.35. West of Ermin Way the River Churn and its enclosed alluvial floodplain of permanent pasture, hedgerows and trees runs south past the village of Siddington. The low lying area is crossed by watercourses and drains and standing water lies in places. At its closest point the village lies only 250m away from the housing estates on the southern side of Cirencester.
- 10.36. The land then rises to the west about 10m on a gentle ridge of Cornbrash before falling again towards the Somerford Keynes Road. The top of the ridge is arable Grade 2 agricultural land while the rest is Grade 3. The industrial edge of Cirencester lies on this ridge. The waste transfer station is intrusive when viewed from Siddington. Newer units, with immature plant screening are visible from the Somerford Keynes Road to the south. An old Rectory and school lie in the narrow gap between the estate and village, set in trees. They only partly offset the visual impact of the power lines which again define the edge of development. The lines of the defunct railway embankments and canal provide additional vegetative cover restricting views to an extent.
- 10.37. West of Siddington, the landscape becomes gently undulating on the clays and sands with no

distinct pattern of valleys and ridges. Farming is predominantly arable with some larger fields on the better quality land with low, well maintained hedges and occasional hedgerow trees. Fairly long views are possible from slightly higher points in the landscape. A gas pipeline seems to have resulted in some removal of vegetation and replanting with extensive belts of woodland which are gaining maturity at present and are beginning to contribute to the enclosure of the landscape. As Somerford Road enters the outskirts there is a constrained green corridor consisting of two fields and allotments. This area is pleasant and provides a gap between the expensive housing with mature gardens to the west and the industrial area which is highly apparent with little mitigation. The electricity sub-station at Wilkinson Road is a detractor.

- 10.38. The gap between the southern edge of Cirencester and Siddington is small around and east of the Rectory. Development here would be unacceptable as it would effectively link the two settlements. The fields surrounding Siddington Manor and church on both sides of Siddington Road are important to Siddington's character and setting and to maintain separation between the settlement and Cirencester.

Somerford Keynes Road to Fosse Way [south]

- 10.39. West of Somerford Road the landscape continues as gently undulating on the clays and sands with no distinct pattern of valleys and ridges. Farming is predominantly arable with some larger fields on the better quality Grade 2 agricultural land with low, well maintained hedges and occasional hedgerow trees. Elsewhere the land is grade 3. Fairly long views are possible from slightly higher points in the landscape and the current edge of housing can be seen from these points and through gaps in hedgerows. The power lines, now in a double row are very apparent in the eastern part of the area as they veer southwards. The land has hitherto been relatively open for around 1km south of the current edge of the town. A series of substantial mature woodland blocks including Chesterton Plantation and Swallow and Ewen Copses lie beyond this point and effectively block views from further south. However, a series of new woodland belts 20m wide have been established and are beginning to screen views to the housing edge and Chesterton Farm from the A429 Fosse Way. Due to their width and species composition the screening is not complete and would be more limited in winter.
- 10.40. The housing itself is, in the main, standard house types and provides a relatively uniform, dense and monotonous edge to the town, slightly mitigated by garden vegetation. and adjacent overgrown hawthorn hedgerows. The easternmost housing edge has larger houses in larger gardens and there is a listed building at Cranhams in a large garden which helps to articulate the edge. To the west of the housing, there is a cemetery which abuts the farmland with a partly tree lined main axis path orientated with views across it over a low cut hedge.
- 10.41. The approach to the town along the Fosse Way from the south is important. The agricultural land on either side, in particular the College land, make this a pleasant road. It is historically significant and its Roman origins are essential to the character of Cirencester and the Cotswolds as a whole. There is also a large scheduled monument (Romano-British settlement) south of Cranhams.
- 10.42. The area overall is a pleasant unremarkable landscape which is adversely affected by pylons.
- 10.43. The gentle topography and establishing mature trees and strong hedgerows mean that the potential to accommodate development is increasing but some areas have more sensitivity than others such as the Fosse Way approach, historical features and cemetery.

Relationship of the settlement with the surrounding landscape

- 10.44. The settlement has the following key relationships with the surrounding landscape:

Positive:

- Cirencester Park is a particularly special formal landscape at a grand scale linking into the town centre. The park and its setting should be protected.
- Royal Agricultural College is a pleasant parkland landscape which has a balance between built form and green space which should be substantially retained.
- The Abbey Estate land and area east of Bowling Green form a pleasant parkland landscape wedge linking visually into the Abbey Grounds in the heart of Cirencester. This area should be retained and conserved.

- The valley of the River Churn and its floodplain and the Daglingworth Stream form an essential green corridor through parts of the town and separate it from adjacent settlement.
- The tower of St John the Baptist Church is a distinctive landmark and can be seen from a few approaches. These views should be retained.
- The Roman roads play a particularly important role in structuring the town's pattern. The land around them should be treated with particular care.

Negative:

- The power lines forming the east and south east limit of development are a large detractor.
- The bypass makes a large impact on the landscape and tranquillity and on the area around its junction with Fosse Way although planting is beginning to mitigate this.
- The housing estate of Siddington Road and newer estates in Chesterton present a relatively monotonous and unsympathetic edge to the town to the south and east.
- The industrial estate to the south of town provides a poor edge although this is beginning to be mitigated.
- The isolated industrial development on the Ermin Way towards South Cerney is an incongruous feature in open countryside. Further in on this road, the retail development impinges on the landscape quality of the valley floor.

Landscape sensitivity considerations

- 10.45. Generally, the landscape north of Fosse Way is of higher value than to the south. This is evidenced by the designations of AONB, SLA and historic parkland. The Churn Valley is also of value.
- 10.46. Intervisibility is generally higher to the south and to the west either side of Cirencester Park because of the gentle topography and lack of screening trees. This is changing to an extent south of Chesterton. Development would be visible on the valley sides of the River Churn to the north and south. Generally, screening belts of trees limit views into the town from the higher countryside to east although this is less marked around Preston.

Constraints to be taken into account

- 10.47. The constraints are shown on Figure C2 and are summarised below:

- AONB
- SLA
- Conservation Area
- Listed buildings and their settings
- SAM's
- Monarch's Way
- Grade 2 agricultural land to the south of the town
- The floodplain of the watercourses

Areas where development is not suitable

- 10.48. Areas where development is not suitable have been discussed in the descriptions of the landscape surrounding the town. In summary, they include, in accordance with the criteria set out in Section 2.0 the following:
- Cirencester Park and setting
 - Royal Agricultural College (majority)
 - Churn and Daglingworth valley floodplains
 - Rugby Club
 - Abbey Estate area north east of Abbey Grounds

- East of the bypass
- Areas close to Siddington, Preston and Stratton which separate the villages from Cirencester

Potential sites for development

10.49. The sites put forward in the SHLAA are considered in turn and located on Figures C2 and C3.

Site Reference: C_75	Settlement:	Cirencester
DESCRIPTION:		
<p>The site comprises of open gently rolling arable farmland wrapping around the south-western edge of Cirencester, containing two Listed Buildings on a farm estate, three PROWs (plus one along the south-western boundary) and interrupted by site C_111 on the southern edge of the settlement. The southern part also contains part of an extensive Scheduled Monument (not visible on the surface) which is a Romano-British settlement. Along the north-western edge of the site, maturing woodland belt planting along the A429 Fosse Way is now well-enough established to provide a good screen, reinforced at ground level by a ditch and thick low hedge, including to the PROW along its short south-western boundary, particularly as the farmland level is below that of the road. Its northern edge is heavily indented and consists mostly of 20th C housing development, most of which is now partly mitigated by garden boundary vegetation, especially to the east. A cemetery lies to the west with views over the farmland and main paths orientated towards this boundary. There is also office development adjacent to the A429. Trees and hedges along the site's eastern boundary screen views in except from field gateways. The site's southern boundary is a farm track (not a PROW) and intervening hedged and treed field boundaries, plus vegetation along the dismantled railway between the southern site boundary and Wilkinson Road/Spratsgate Lane, filter views into the site from the south.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	Medium/low to Medium	
Justification:		
<p>This site is susceptible to development by reason of its location in open countryside, its location on the main Fosse Way approach with the RAC on the other side of the road, views out into open countryside from the cemetery, its PROWs and its land use as arable farmland. Its value resides in the presence of several Listed Buildings and a Scheduled Monument. Development of all or part of this extensive site would extend Cirencester out into the wider farmed landscape, would mean the loss of farmland and would have some impact on Listed Buildings. However, the impact on the wider landscape would be limited to an extent by the extensive advance planting that is now well-established and by older hedges and trees within farmland. Careful consideration would be required of which parts of the site could be developed with least impact on sensitive factors. Thus the strip along the Fosse Way would need very careful treatment to minimise the effect of built form through setting back from the road and additional planting. The area around Chesterton Farm and the parkland associated with The Cranhams should be avoided. Further planting along the southern edge of the site, would also be advisable, to reduce potential impacts on the wider farmed landscape. Consideration of the eastern end of the site would include a review of sites on the western edge of Siddington, to avoid a coalescence of the two settlements. Design criteria for future development should include a gradual loosening of the tight grain of recent housing development in this area and careful attention to screening along the southern edge in particular. If the area between the Scheduled Monument and the PROW to the west could be safeguarded, this might in time form a green corridor. Overall, a carefully conceived design brief and masterplan for the whole area should integrate these considerations with green infrastructure.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	Dip Slope Lowland	
<i>Landscape Character Area:</i>	Kemble Dipslope	
<i>Historic Landscape Character:</i>	Existing settlement - present extent	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	none	
<i>Historic:</i>	Settlement SE of Chesterton Farm; barn and attached cattle stall Listed Buildings	
<i>Biodiversity:</i>	potential of woodland belts and value of existing farmland hedgerows and trees.	
<i>Other (floodplain, PROWs):</i>	PROWs crossing the site	

Site Reference: C_84B	Settlement:	Cirencester
DESCRIPTION:		
<p>The site comprises two irregular fields gently rising from the adjacent roads to the east and west. They are improved pasture grazed by horses and are surrounded by hedges cut to around 2.5m which do not allow views at ground level in except through field gates. The hedge to the west is poor with large components of Sycamore whilst to the south east has a row of roadside semi-mature limes. Housing along the Somerford road frontage to the west is detached and in large gardens and generally screened by mature trees and shrubs. Well used allotments lie to the north bounded by 20c estate housing with limited mitigation/screening. Commercial units are readily visible to the east, again unscreened. The site is visible on the southern approaches to the settlement along a minor road, Spratsgate Lane, although the limes help to reduce views in and of the commercial units from the road. The site is generally not visible to the wider landscape with the well treed railway line to the south east assisting in screening. It has limited tranquillity with views of development and adjacent to roads.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	Medium	
Justification:		
<p>The site's susceptibility to change lies in its role as a buffer separating housing from commercial uses and it also complements the rural approach from the south with its rural character, hedges and directly adjacent roadside lime trees. However, the site is generally well contained, has limited intrinsic sensitivity and has limited visibility in the wider landscape. Should it be permitted, housing development could screen adjacent commercial development from the west but a green screening buffer should be placed on this boundary. Any development should retain the limes and hedge to the south and east and properly address Somerford Road and the junction to the south as a gateway development. It should be softened by further tree planting.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	Dip Slope Lowland	
<i>Landscape Character Area:</i>	Kemble Dipslope	
<i>Historic Landscape Character:</i>	Existing settlement - present extent	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	none	
<i>Historic:</i>	none	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	none	

Site Reference:C_111	Settlement:	Cirencester
DESCRIPTION:		
<p>A small parcel of parkland associated with the Listed Building The Cranhams (Grade II, 19th C) consisting of meadow (possibly with ridge and furrow) surrounded by outgrown hedges and trees and with a pond in its north west corner. A PROW follows the western and part of the southern site boundary but views in and out are limited by vegetation. It is set on gently rolling land, abutting a Scheduled Monument to the south, with recent housing development to the north-west and open arable farmland to east and west. There is thus a close but uneasy relationship with recent housing development, which reduces the tranquillity of the site, as does general traffic noise from Cirencester.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	High	
Justification:		
<p>This site is susceptible to development because of its distinct character from surrounding arable land and its enclosed relatively tranquillity. Its value is in its relationship to a Listed Building, of which it forms the (former) parkland, and possible ridge and furrow. It also abuts a Scheduled Monument (although there is no surface evidence of this).</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	Dip Slope Lowland	
<i>Landscape Character Area:</i>	Kemble Dipslope	
<i>Historic Landscape Character:</i>	Regular organised enclosure ignoring former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	none	
<i>Historic:</i>	association with Listed Building (The Cranhams)	
<i>Biodiversity:</i>	well-treed boundaries around grassland	
<i>Other (floodplain, PROWs):</i>	PROW to south and west	

Site Reference: CIR-E5	Settlement:	Cirencester
DESCRIPTION:		
<p>The site comprises of open gently rolling arable farmland wrapping around the south-western edge of Cirencester, containing two Listed Buildings on a farm estate, three PROWs (plus one along the south-western boundary). The site also an enclosed parkland pasture south of Cranhams which is of distinctly different character possibly with ridge and furrow. The southern part of the site contains part of an extensive Scheduled Monument (not visible on the surface) which is a Romano-British settlement. Along the north-western edge of the site, maturing woodland belt planting along the A429 Fosse Way is now well-enough established to provide a good screen, reinforced at ground level by a ditch and thick low hedge, including to the PROW along its short south-western boundary, particularly as the farmland level is below that of the road. Its northern edge is heavily indented and consists mostly of 20th C housing development, most of which is now partly mitigated by garden boundary vegetation, especially to the east. A cemetery lies to the west with views over the farmland and main paths orientated towards this boundary. There is also office development adjacent to the A429. Trees and hedges along the site's eastern boundary screen views in except from field gateways. The site's southern boundary is a farm track (not a PROW) and intervening hedged and treed field boundaries, plus vegetation along the dismantled railway between the southern site boundary and Wilkinson Road/Spratsgate Lane, filter views into the site from the south.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	Medium	
Justification:		
<p>This site is susceptible to economic development by reason of its location in open countryside, its location on the main Fosse Way approach with the RAC on the other side of the road, views out into open countryside from the cemetery, its PROWs and its land use as arable farmland. Its value resides in the presence of several Listed Buildings and a Scheduled Monument. Development of all or part of this extensive site would extend Cirencester out into the wider farmed landscape, would mean the loss of farmland and would have some impact on Listed Buildings. Large scale employment use buildings and developments or those of a height above two storeys would be undesirable. Rather, finer grain, preferably mixed use developments fully integrated with housing would be more appropriate. The impact on the wider landscape would be limited to an extent by the extensive advance planting that is now well-established and by older hedges and trees within farmland. Careful consideration would be required of which parts of the site could be developed with least impact on sensitive factors. Thus the strip along the Fosse Way would need very careful treatment to minimise the effect of built form through setting back from the road and additional planting. The area around Chesterton Farm and the parkland associated with The Cranhams should be avoided. Further planting along the southern edge of the site, would also be advisable, to reduce potential impacts on the wider farmed landscape. Consideration of the eastern end of the site would include a review of sites on the western edge of Siddington, to avoid a coalescence of the two settlements. Design criteria for future development should include a gradual loosening of the tight grain of recent development in this area and careful attention to screening along the southern edge in particular. If the area between the Scheduled Monument and the PROW to the west could be safeguarded, this might in time form a green corridor. Overall, a carefully conceived design brief and masterplan for the whole area should integrate these considerations with green infrastructure.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	Dip Slope Lowland	
<i>Landscape Character Area:</i>	Kemble Dipslope	
<i>Historic Landscape Character:</i>	Existing settlement - present extent	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	none	
<i>Historic:</i>	Listed buildings and curtilage of further Listed Building; settlement SE of Chesterton Farm; barn and cattle stall	
<i>Biodiversity:</i>	parkland trees	
<i>Other (floodplain, PROWs):</i>	PROWs crossing the site	

Site Reference: CIR_E6	Settlement:	Cirencester
DESCRIPTION:		
<p>The site comprises one large geometric field which is very gently rolling/flat. It is in arable use and has a mixture of low cut hedges or fences around it. The A419 Stroud Road borders the site to the north with the modern Deer Park School in grounds further to the north. The main complex of the Royal Agricultural College (RAC) with a number of listed buildings lies to the west set behind mature parkland trees including some very fine specimens. Monarch's Way runs along the southern boundary. Beyond this there are playing fields including an all weather floodlit pitch to the south/west and mature tree plantings in grass to the south/south east. Beyond this again lies the A429 Fosse Way Roman Road. To the east there are pastoral fields bounded by mature trees and high hedges and large houses along the A419. The site is detached from the main settlement but overall buildings set within large grounds and mature vegetation are evident to the north, east and west. The site has limited tranquillity due to the noise from the adjacent A419 and it is highly visible from the road. It is generally screened from other directions. The site lies in the Cotswolds AONB.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	High/medium	
Justification:		
<p>The site is susceptible to change in respect to its relationship to the RAC and its surrounding parkland and historic buildings, the site is relatively close to the edge of the registered historic parkland of Cirencester Park and Monarch's Way runs on its southern boundary. It is also in the AONB. However, there are precedents for carefully designed modern buildings related to education set within a parkland landscape and land to the east has been permitted for development. If proposals for employment were permitted they would need to reflect this character of the surrounding landscape with any buildings being of high quality and relatively recessive, set in large amounts of parkland style planting. The boundary with the A419 would need to be treated carefully, with parkland trees on the frontage.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	11. Dip-Slope Lowland	
<i>Landscape Character Area:</i>	South and Mid Cotswolds Lowland	
<i>Historic Landscape Character:</i>	Regular organised enclosure ignoring former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	Within Cotswolds AONB	
<i>Historic:</i>	Registered Cirencester Park lies to the north and listed buildings lie in RAC.	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	Monarch's Way to the south	

- KEY**
-  Cotswold District Boundary
 -  SHLAA Sites
 -  AONB
 -  Special Landscape Areas
 -  Open Spaces
 -  Scheduled Monuments
 -  Historic Parks & Gardens
 -  Conservation Areas
 -  Listed Buildings
 -  SSSIs
 -  SACs
 -  SPAs
 -  Local Nature Reserves
 -  Ancient Woodland
 -  Flood Zone 3
 -  Public Rights of Way

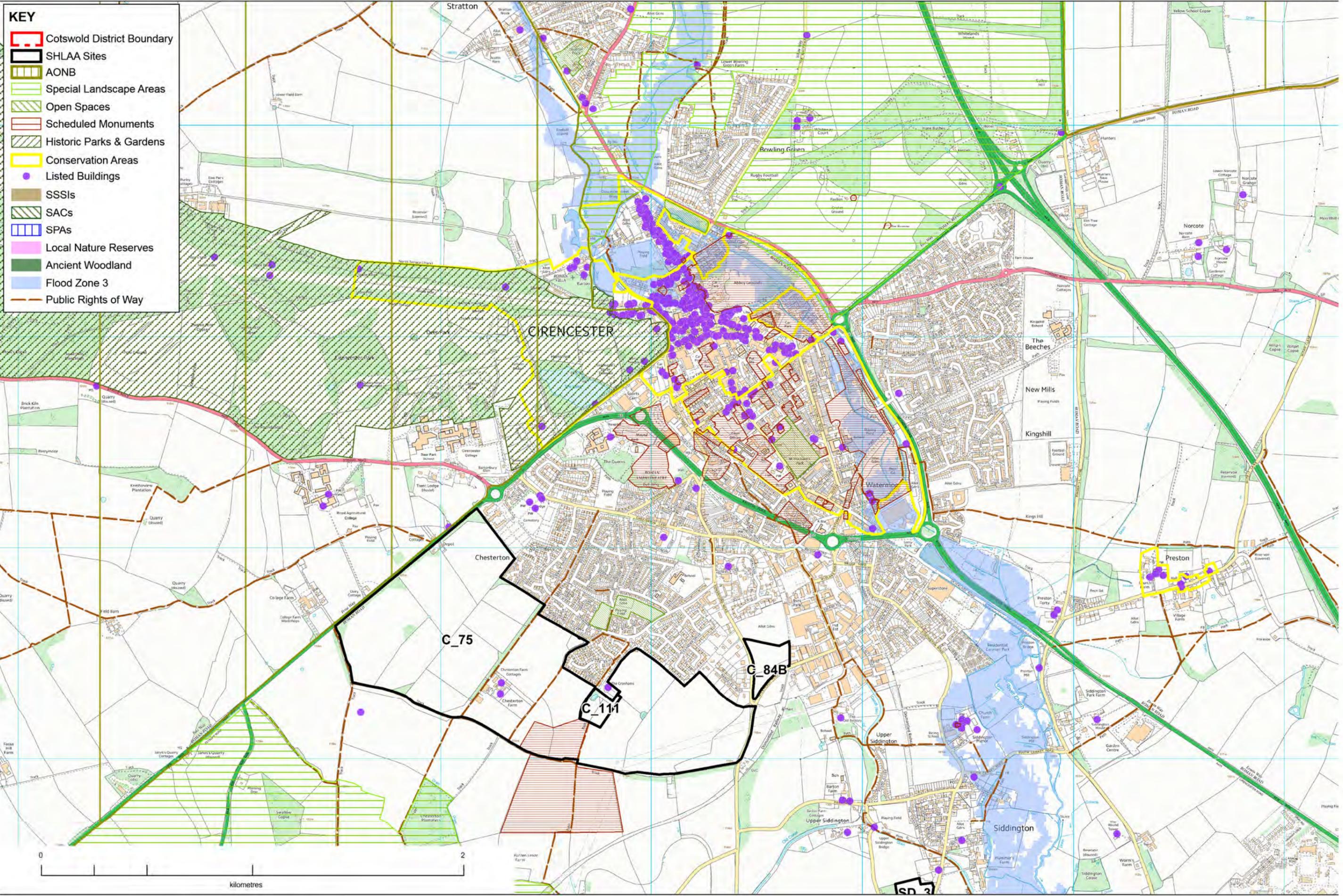


Figure C2 - CIRENCESTER
Housing Sites, Constraints and Designations

- KEY**
-  Cotswold District Boundary
 -  SHLAA Sites
 -  AONB
 -  Special Landscape Areas
 -  Open Spaces
 -  Scheduled Monuments
 -  Historic Parks & Gardens
 -  Conservation Areas
 -  Listed Buildings
 -  SSSIs
 -  SACs
 -  SPAs
 -  Local Nature Reserves
 -  Ancient Woodland
 -  Flood Zone 3
 -  Public Rights of Way

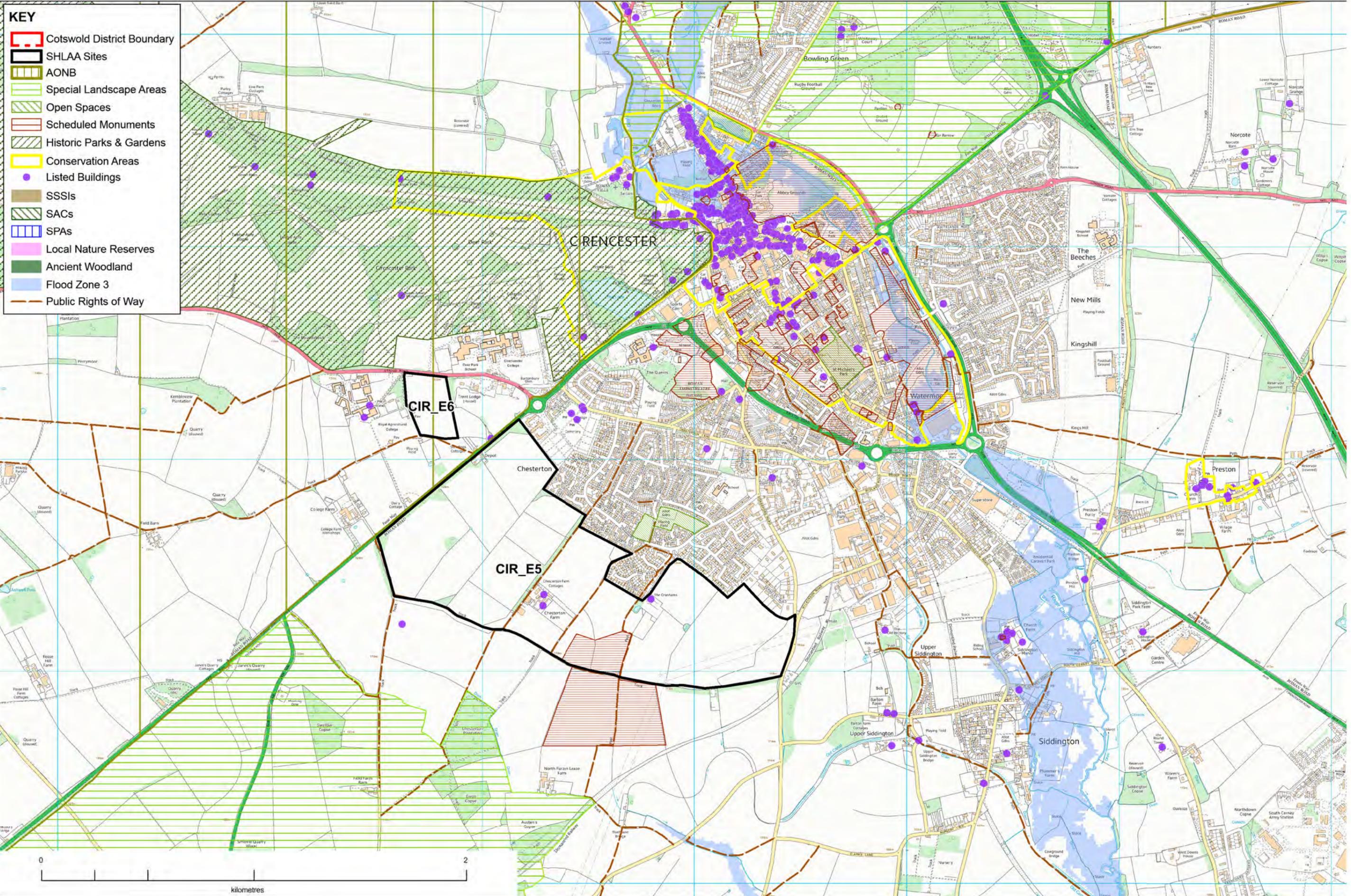


Figure C3 - CIRENCESTER
Economic Sites, Constraints and Designations

11. Down Ampney

Settlement character

- 11.1. Down Ampney lies in the broad vale of the Thames 1.5km east of the A419 Cirencester-Swindon Road. A manor and village has been located at Down Ampney for 900 years. It was relocated from its original position in 1349 following an outbreak of the 'plague'. Most of the village lies within a large commercially run agricultural estate.
- 11.2. The key characteristic of the village is its linearity and close connection with the agricultural landscape that surrounds it. It has visually permeable edges.
- 11.3. The village consists of three parts. In the north is the modern Broadleaze Estate which is a visually prominent block of housing that is poorly integrated with the rest of the village. The middle section consists predominantly of 19th Century estate cottages with some modern in-fill development which to the south has retained green spaces articulating the settlement form. To the south of the village is the Conservation Area which contains the Church of All Saints and Down Ampney House.

Landscape character

- 11.4. The settlement is located within the 108, 'Upper Thames Clay Vales National Character Area. At the county level it is within the River Basin Lowland landscape type and the Down Ampney LCA.
- 11.5. Most of the landscape surrounding the village is gently undulating with little height variation. Land use is predominantly intensive agricultural land with medium-sized or large regular fields with mixed hawthorn and blackthorn hedges. However, to the south of the village is an area of parkland surrounding the Church of All Saints and Down Ampney House.

Relationship of the settlement with the surrounding landscape

- 11.6. A 'Village Design Statement' was prepared by the residents of Down Ampney in 1995 in conjunction with Cotswold District Council. This analyses the character of the village and provides guidance to all interested parties when considering planning applications. All subsequent development in the village has essentially followed the allocated areas of which none now remain undeveloped.
- 11.7. The settlement has the following key relationships with the surrounding landscape:

Positive

- The linearity of the development pattern and the immediate relationship between the village and the agricultural land surrounding it.

Negative

- 'Planned' development in blocks such as Broadleaze.
- In-fill development that detracts from the way that the agricultural land integrates with the village.

Landscape sensitivity considerations

- 11.8. The landscape surrounding the village is generally large scale, relatively open agricultural land and strongly defines the rural character of the area. However it does not have any national or local landscape designation. The parkland to the south is a feature within the area, and its scale and character has considerable value locally.
- 11.9. The agricultural landscape has potential to accommodate development. However any such development would be damaging to the essential character of the village as described below in more detail.

Constraints to be taken into account

- 11.10. The constraints are shown on Figure D2 and are summarised below:
 - Conservation Area
 - Listed buildings and structures

Areas where development is not suitable

- 11.11. The linearity of Down Ampney and its relationship with the surrounding agricultural land with green gaps and spaces running into the main street is sensitive to development. Any development should retain these gaps and the linear character.

Areas for environmental improvement

- 11.12. There is potential to improve the integration of the Broadleaze estate with the surrounding landscape through the provision of planting both to the east and the west of the development. This planting should not seek to totally screen the estate but should seek to visually 'break-up' its harsh edge.

Potential sites for development

- 11.13. The sites put forward in the SHLAA are considered in turn and located on Figure DA2.

Site Reference:DA_1A	Settlement:	Down Ampney
DESCRIPTION:		
<p>This site consists of level pastoral farmland south and west of housing and north of semi-derelict farm buildings within the settlement. There is a path (non PROW) which defines the north west site boundary linking the housing to the north with the community facilities to the south west. Although on level ground, the site is elevated above road level and appears to rise slightly to the north away from the road. This plus a hedge along the road limit views from the east although there are some glimpse views where there is a fence. The site is also apparent from the village recreation area, adjacent houses and the path. From other directions all views in are screened by vegetation or built form, such that there would be no views of the site from higher ground, such as Poulton Hill Farm to the north. However, the site does play a role as part of one of the remaining green gaps in the settlement form which has been one of its key characteristics.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	Medium	
Justification:		
<p>The site is susceptible to development by reason of its contribution to the settlement character as one of its green gaps/wedges integrating the countryside with the settlement, allowing views out, and its land use as pasture, making it part of the wider farmed landscape. It is of limited intrinsic value and is screened from wider view. Development on the southern part of the site would close off view corridors and further reduce the openness and loose grain of the settlement. If development were allowed a strong, wide green view corridor should be retained linking into the site to the south east. Any developer should demonstrate how development here would contribute to the character of the settlement.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Thames and Avon Vales	
<i>Landscape Character Type:</i>	River Basin Lowland	
<i>Landscape Character Area:</i>	Down Ampney	
<i>Historic Landscape Character:</i>	Regular organised enclosure ignoring former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	none	
<i>Historic:</i>	none	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	none	

Site Reference: DA_2	Settlement:	Down Ampney
DESCRIPTION:		
<p>This site is a small, flat area of grassland in use as horse paddock. It is enclosed by housing on two sides and by deciduous woodland to the south and lies on the south-eastern edge of the settlement. To the east it is separated from the open arable farmland, bound by a medium tall thick cut hedge with occasional trees, and by Oak Road (a cul-de-sac with limited use). The site itself has a variable hedge around it which permits views in. As the site is on the edge of the settlement, it does not contribute open space to the core.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	Medium/low	
Justification:		
<p>This site is susceptible to development inasmuch as it contributes to the indentation of the settlement edge and has a pleasant character. However, it does not contribute open space to the core of the settlement, and its value is limited. It is not covered by any designations. Development here would have an impact on views from housing on two sides. Other views would be limited by surrounding vegetation and there would be limited impact on the wider countryside. Although on the edge of the settlement, this site lies within an envelope defined by local roads.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Thames and Avon Vales	
<i>Landscape Character Type:</i>	River Basin Lowland	
<i>Landscape Character Area:</i>	Down Ampney	
<i>Historic Landscape Character:</i>	Existing settlement - present extent	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	none	
<i>Historic:</i>	none	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	none	

Site Reference: DA_5A	Settlement: Down Ampney
DESCRIPTION:	
<p>This site is the curtilage of Rooktree Farm and consists of an attractive but simple farmhouse and associated apparently deteriorating and disused steel frame farm buildings. The site is bounded by outgrown hedges to the east and west, a building to the south and a group of trees between the site and the road on the northern edge. There are three Listed Buildings nearby on Down Ampney Road. The site has a degree of tranquillity but this is reduced by the adjacent minor road.</p>	
LANDSCAPE SENSITIVITY:	
Evaluation:	High/medium
Justification:	
<p>The site is susceptible to development by reason of its location separated from the edge of the settlement adjacent to open farmland, its land use, which links it to the wider farmed landscape, its function as a gateway to the settlement and the presence of three Listed Buildings close to its western boundary. Its value lies in the proximity of these Listed Buildings. If development were permitted then the most appropriate way forward might be to restore the farmhouse, demolish the farm buildings (which are not of local materials and lack character) and design a layout and buildings that reflect farmyard character. Particular attention would be required to massing and detailing of elements towards the exterior of the site, which could then make a positive contribution to the approach to the settlement from the east. The trees against its northern boundary are a significant local landscape element and should be safeguarded.</p>	
LANDSCAPE CONTEXT	
<i>National Character Area:</i>	Thames and Avon Vales
<i>Landscape Character Type:</i>	River Basin Lowland
<i>Landscape Character Area:</i>	Down Ampney
<i>Historic Landscape Character:</i>	Existing settlement - extent by mid 19th century
CONSTRAINTS/DESIGNATIONS	
<i>Landscape:</i>	none
<i>Historic:</i>	none
<i>Biodiversity:</i>	none, but note adjacent tree group to north
<i>Other (floodplain, PROWs):</i>	none

Site Reference:DA_5C	Settlement:	Down Ampney
DESCRIPTION:		
<p>This site consists of flat pastoral farmland associated with Rooktree Farm to the north (adjacent site). It is part of a larger field with no boundary to the site to the east. The site is dominated by the farm buildings and farmhouse in the adjacent site to the north, with some housing including listed buildings along its western boundary and a road boundary to the south, where there is a strong, low hedge and ditch. Within the wider landscape it is part of the mixed arable and pastoral farmland, but its association with the settlement is clear, with housing along its western boundary. It does play a role as part of one of the remaining green gaps in the settlement form which has been one of its key characteristics. The site is fairly tranquil, with little road noise.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	High/medium	
Justification:		
<p>The site is susceptible to development by reason of its contribution to the settlement character by providing a gap in the road built frontage to the west, its character marking the transition to open farmland via a small-scale pastoral land use and pattern, and by the presence of a PROW. It is of comparatively low intrinsic value but adds to the visual setting of the three Listed Buildings adjacent to its north-western boundary and does serve as an attractive gateway to the settlement, contrasting with the large arable field to the south. There may be some biodiversity interest (pond).</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Thames and Avon Vales	
<i>Landscape Character Type:</i>	River Basin Lowland	
<i>Landscape Character Area:</i>	Down Ampney	
<i>Historic Landscape Character:</i>	Existing settlement - extent by mid 19th century	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	none	
<i>Historic:</i>	three Listed Buildings adjacent	
<i>Biodiversity:</i>	some potential - pasture and pond	
<i>Other (floodplain, PROWs):</i>	BDA/8/1 across SW part of site	

Site Reference:DA_8	Settlement:	Down Ampney
DESCRIPTION:		
<p>This site consists of the buildings and part of the curtilage of Down Ampney Football Club and an area of flat rough ground to the west of it, screened by the clubhouse from the adjacent land but visible from houses on its southern boundary. It lies on the northern edge of the settlement, with open arable farmland on rising ground to the north, beyond the well-tended club ground. To the north there will be distant (nearly 1km) views of the outgrown hedge on the northern boundary of the site, but in the context of existing development. Three mature poplars adjacent to the club building are a local landmark. To the east, the site is screened by a ditch and dense medium tall hedge to the east of the lane, with a woodland belt along the Meysey Road providing good screening from the wider landscape.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	Medium/low	
Justification:		
<p>This site is susceptible to development by reason of its location on the settlement edge. It is of little landscape value, consisting of neglected grassland and the curtilage of the Football Club, but it has amenity value as a resource for the settlement, although this resides principally in the playing field to the north of the site. Development here would not extend significantly into open farmland and from all views it would appear to be a natural part of the existing settlement. Assuming that there are plans to replace the club house, or no further need for it, development could have a positive impact on the existing settlement edge and neighbouring housing if well designed. A concern would be if a new clubhouse was built in the open countryside to the north this would significantly extend the settlement built form in open countryside. This should be avoided. Retention of the poplars and the strong vegetated northern site boundary would be necessary.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Thames and Avon Vales	
<i>Landscape Character Type:</i>	River Basin Lowland	
<i>Landscape Character Area:</i>	Down Ampney	
<i>Historic Landscape Character:</i>	Existing settlement - extent by mid 19th century	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	none	
<i>Historic:</i>	none	
<i>Biodiversity:</i>	three mature poplars, local landmark, in club car park	
<i>Other (floodplain, PROWs):</i>	none	

Site Reference: DA_9	Settlement:	Down Ampney
<p>DESCRIPTION:</p> <p>This site consists of part of a large, flat arable field on the north western edge of the settlement, with no visible boundaries to north or west. To the south, it is overlooked by the frontages of houses on Chestnut Close, with a low fence and grass verge against the road permitting clear views into the site. There are key views to the western site edge from Down Ampney Road to the south where users see the settlement for the first time as they cross over a watercourse. The broad footpath which lies along the eastern site boundary is well hedged to either side, with occasional large trees and this, together with the dense trees around the perimeter of the field, provide a good degree of screening to the north and east and screens houses on Suffolk Place. There are long views to the west and north westwards over the hedge boundaries to low wooded hills. The site is moderately tranquil.</p>		
<p>LANDSCAPE SENSITIVITY:</p>		
Evaluation:	Medium	
<p>Justification:</p>		
<p>This site is susceptible to development by reason of its visibility from the Down Ampney Road to the south which means that any development on its western end would clearly extend the settlement and the site has no existing vegetation boundaries on this or its northern edges to help mitigate effects. Also its location on the settlement edge, the presence of houses facing the site from Chestnut Drive and the PROW along its eastern boundary contribute to sensitivity. However, the site is of limited value, being part of a large arable field which is well screened by topography from the wider landscape. If development were permitted, built form should be kept as far away from the western edge as possible with housing designed to face towards the settlement along Chestnut Drive, and vegetative screening to filter views from the wider landscape. As there is no existing boundary to the north and west, the establishment of a strongly vegetated boundary, using locally indigenous species, should also be a condition of consent for development.</p>		
<p>LANDSCAPE CONTEXT</p>		
<i>National Character Area:</i>	Thames and Avon Vales	
<i>Landscape Character Type:</i>	River Basin Lowland	
<i>Landscape Character Area:</i>	Down Ampney	
<i>Historic Landscape Character:</i>	Existing settlement - extent by mid 19th century	
<p>CONSTRAINTS/DESIGNATIONS</p>		
<i>Landscape:</i>	none	
<i>Historic:</i>	none	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	PROW along eastern boundary; track along northern boundary; close proximity to Flood Zone	

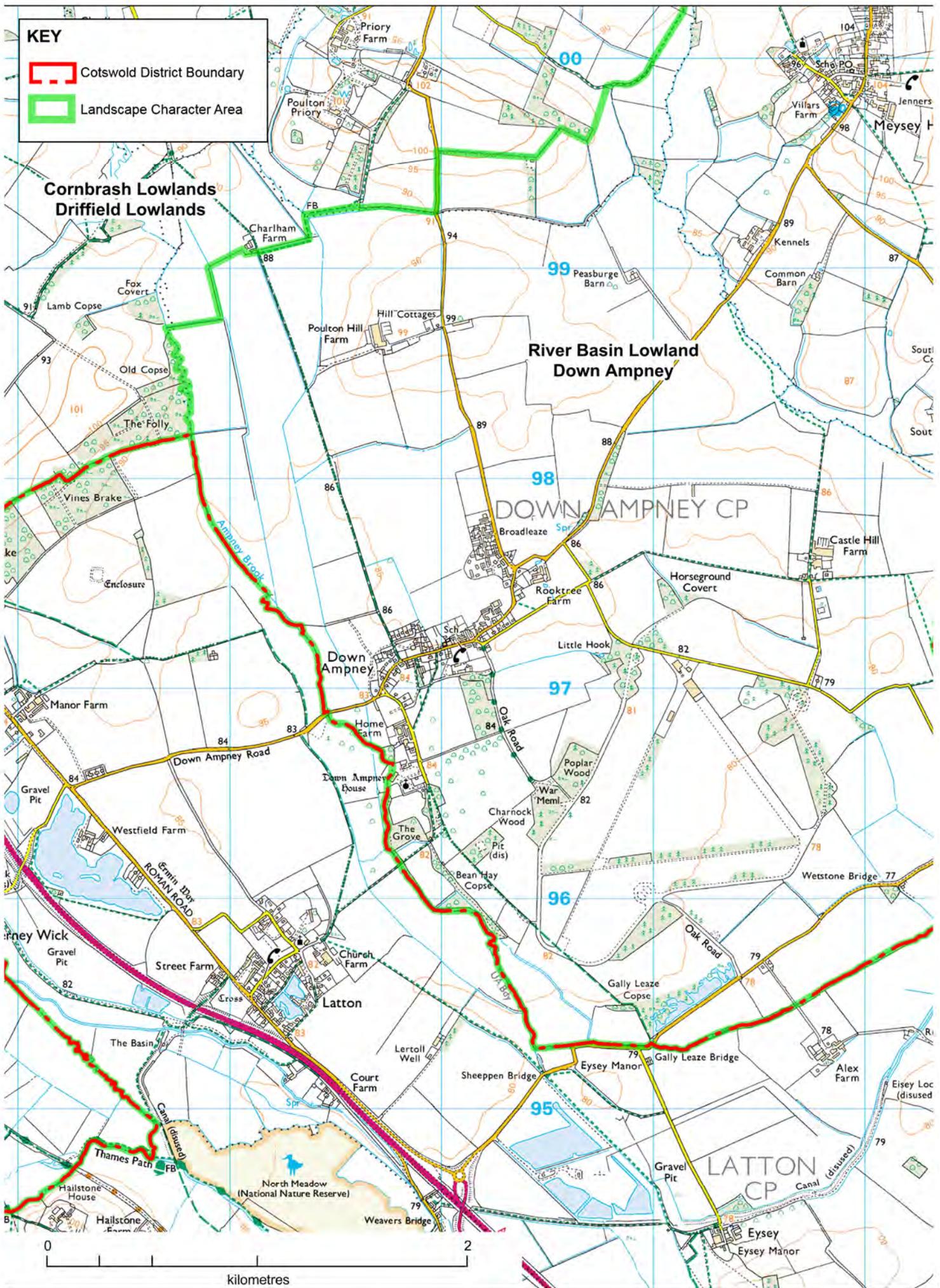
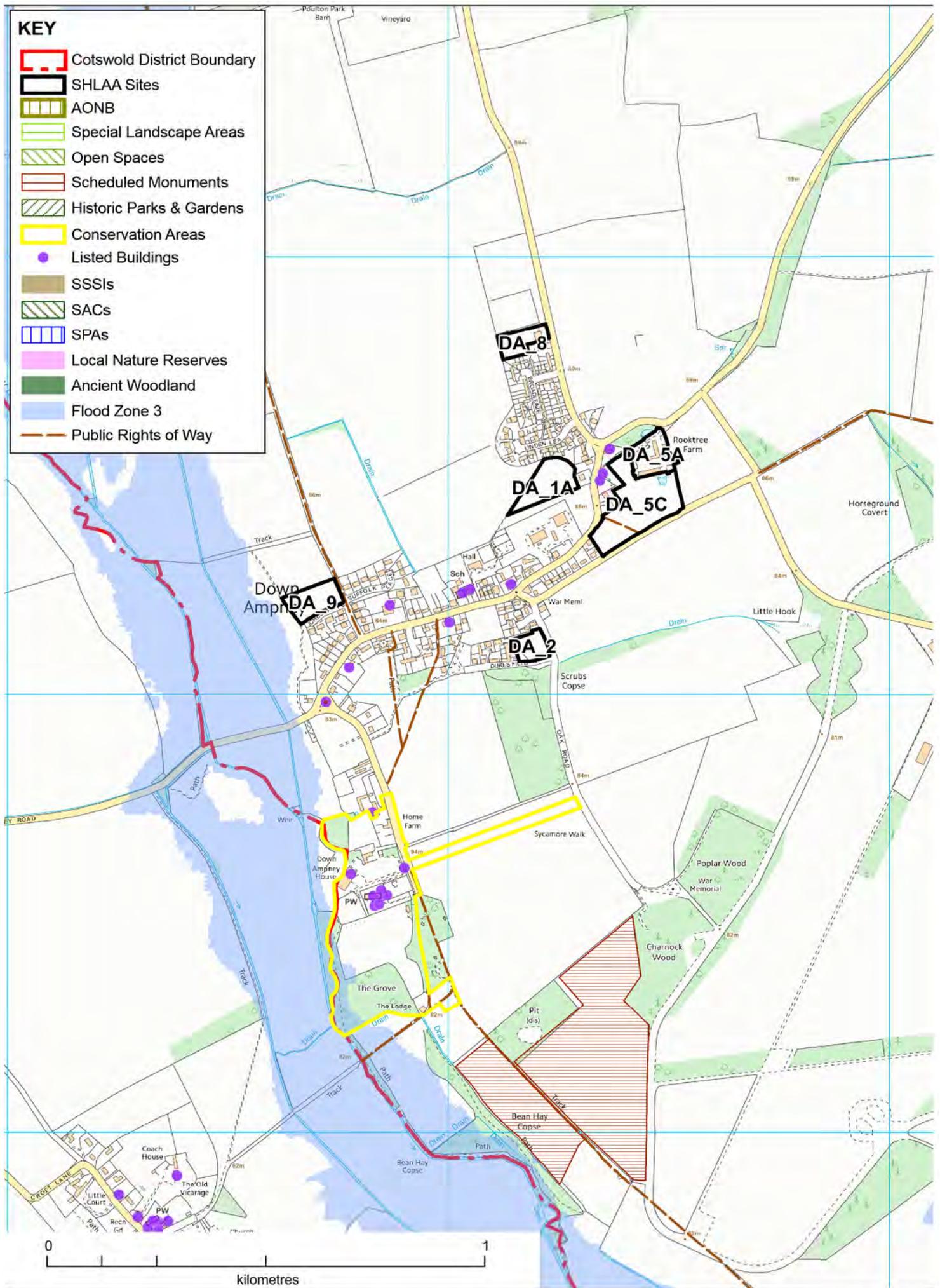


Figure D1 - DOWN AMPNEY
Context and Landscape Character Types and Areas



12. Fairford

Settlement character

- 12.1. Fairford is a historic market town 14 km to the south east of Cirencester on the A417 to Lechlade. It's location is shown in Figure F1. The River Coln runs east-west through the town, entering it from the north. Fairford was an early crossing point of the Coln on routes from Cirencester to London. The bridge was built, and market rights were granted, in the Twelfth Century. Many of the finest buildings of the town date from the 15th Century.
- 12.2. The centre of Fairford is based around the triangular shaped market place and the High Street which runs to the north. The western side of the High Street is enclosed by the trees within the grounds of Fairford House and St Mary's Church. At the northern end of the High Street is Fairford Park. This close proximity of High Street and parkland is one of the town's most distinctive qualities. Between the town and Milton End to the west is an important rural valley corridor through which the Coln has been canalised as the 'Broadwater'. The finest views of the church are over this open area.
- 12.3. Fairford has expanded to accommodate a considerable amount of modern development. This is most evident in the north eastern quadrant of the town. However, there is also a considerable amount of housing more discreetly located on the floodplain of the Coln. Recent development lies to the east and is only highly apparent close by on the A417 approaches. Horcott to the south comprises mainly of 20c development, with the notable exceptions of Horcott House and Horcott Farm which create a fine entrance to the village from the south.

Landscape character

- 12.4. Fairford is located within the National Landscape Character Area 108, Upper Thames Vales. The county assessment places the majority of the settlement and the landscape to the south in the River Basin Lowland landscape type- Fairford and Lechlade LCA. The settlement to the west including Milton End and the rising landscape around the northern edge of the settlement is in the Cornbrash Lowlands landscape type- Southrop Lowlands LCA. The landscape around the town can be considered as consisting of a number of discreet areas.
- 12.5. Fairford Park to the north of the town consists of parkland with 'stand-alone' mature trees. A substantial belt of planting separates the park from modern development in the north east of the town. This parkland essentially continues as far west as Milton End and includes the canalised stretch of the Coln.
- 12.6. The flood plain to the south consists of a variety of smaller meadows and larger arable fields away from the river to the east. The meadows are enclosed by outgrown hedges with fences. The area is heavily used as a recreational resource eg dog walking. Sand and gravel extraction has occurred on the easternmost part of the floodplain and also to the south of the town.
- 12.7. Around the north eastern margin of the town are large scale arable fields and pasture on the gently undulating dip slope.

Relationship of the settlement with the landscape

- 12.8. The settlement has the following key relationships with the surrounding landscape:

Positive

- The High Street is visually and physically linked to the parkland at the top of the High Street.
- Open space penetrates into the town between the church and Milton End creating an attractive setting to the church.
- The settlement edges are visually and physically permeable between the town and the floodplain providing good continuity between the town and its landscape context.
- The floodplain is an important element of the landscape setting to the town.

Negative

- The abrupt and visually harsh edge between the modern housing development and the landscape, especially to the north east, means that such areas are not integrated with the landscape setting.

- Modern housing detracts from the open area between the town and Milton End.
- The 'suburban' character of the A417 approaches into the town from the east detracts from the town's distinctive sense of place.

Landscape sensitivity considerations

12.9. The most sensitive landscape is the Coln valley, including west of the main part of the town and the floodplain, and Fairford Park to the north. The agricultural land on either side of the town contributes to a generally rural context.

12.10. The ability of the landscape to accommodate further development is constrained by:

- the scale and character of the floodplain landscape;
- the parkland to the north of the town centre;
- the special character of the area between Milton End and the church; and,
- the fact that further expansion to the east or west will constitute expansion into the countryside.

Constraints to be taken into account

12.11. Constraints are shown by Figure F2 and are summarised below:

- Conservation Area.
- Scheduled Monument near Milton End.
- Special Landscape Area.
- The floodplain to the south.

Areas where development is not suitable

12.12. Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- The floodplain due to the intrinsic scale, character and quality of the landscape, its contribution to the town's setting and because of its flooding characteristics.
- The northern and western margin of the settlement core due to the scale, character and quality of the valley and parkland landscape and its important contribution to the setting of the town, and in particular the church.
- Extensions of the town into the larger scale open arable/agricultural landscape that surrounds the town would be likely to be prominent.
- Open land between Fairford and Horcott in order to maintain the separate identity of the settlements.

Suggested environmental improvements

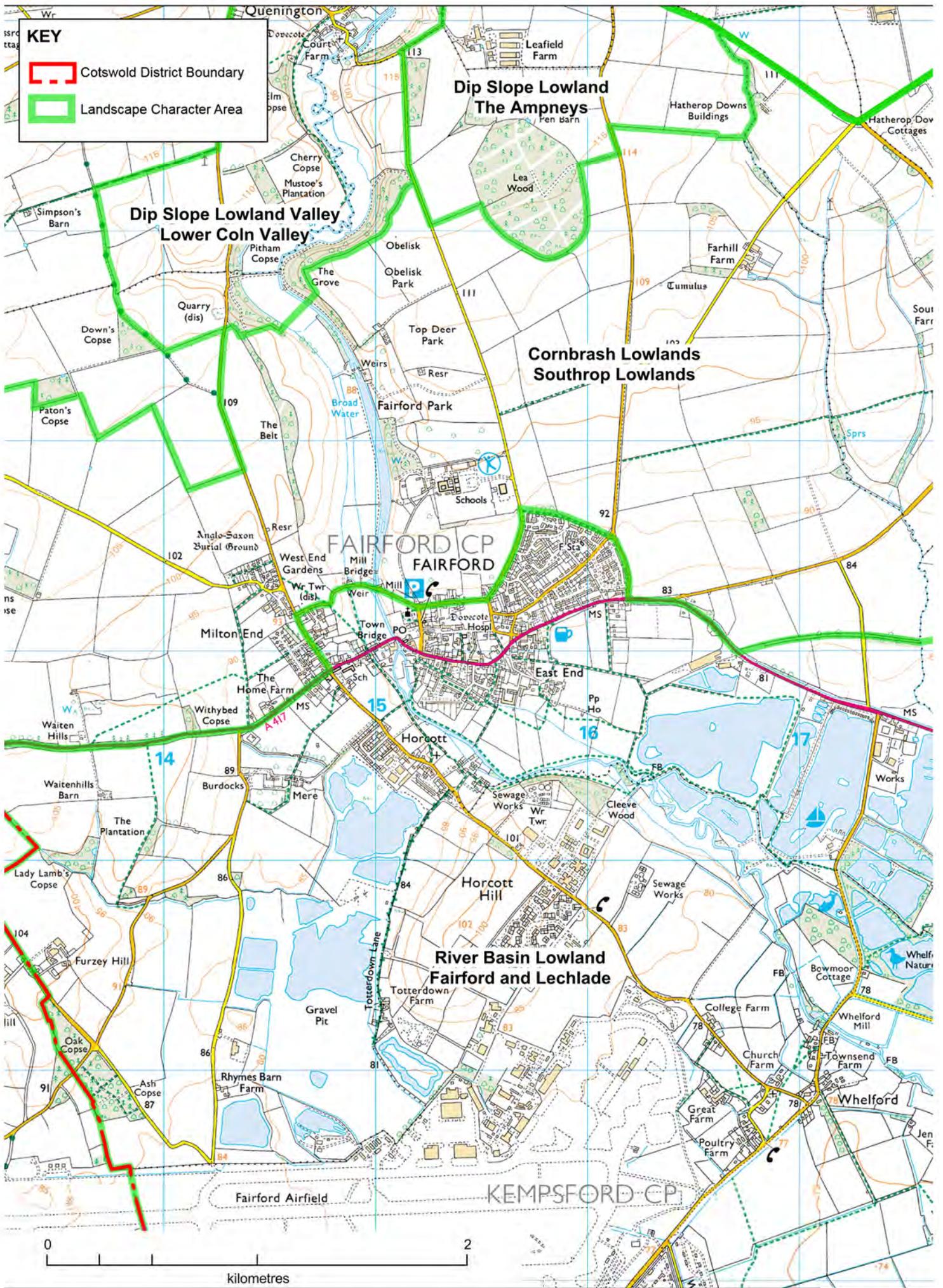
12.13. There are no areas where environmental improvement is obviously required in Fairford. However the floodplain to the south of the town would benefit from improved management of hedges, ditches and pasture.

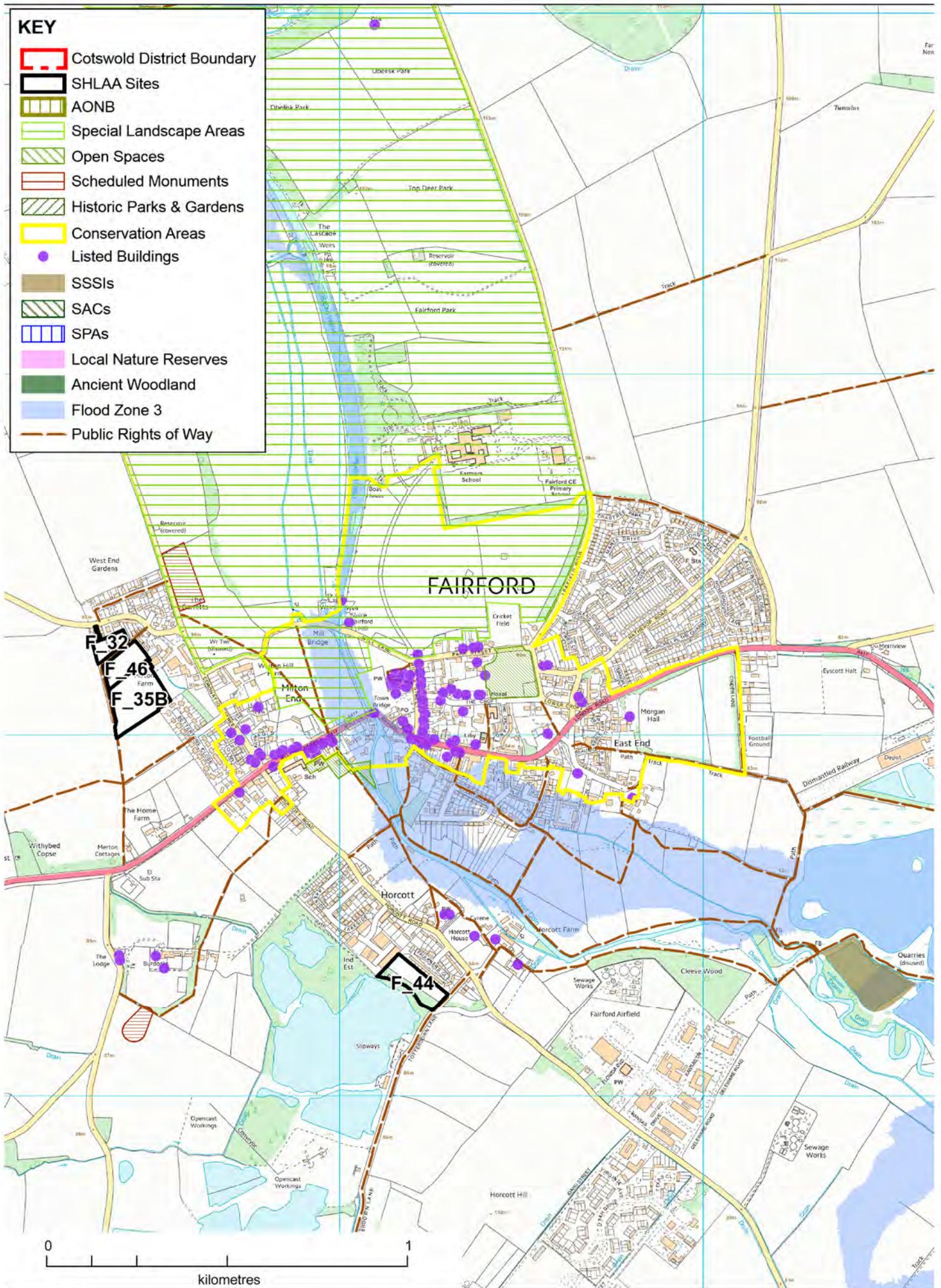
Potential sites for development

12.14. The sites put forward in the SHLAA are considered in turn and located on Figure F2.

Site Reference: F_32, F_35B, F_46	Settlement:	Fairford
DESCRIPTION:		
<p>The site comprises three improved pasture fields on land sloping to the south on the western edge of Fairford/Milton End. An active farm complex lies to the east with a distinctive farmhouse at the junction of Mill Lane and Coronation Street. 20c housing lies to the north east and north, higher up the hill. New development is being constructed to the south. To the west, there are a mixture of low cut and strong outgrown hedgerows with trees. A track/public footpath running along the western boundary and cutting across the site is flanked by hedgerows on either side. A further outgrown hedge divides the southern field from the middle field. Open arable fields with low hedges lie to the west rising to a local gentle ridgeline. Views of the site are limited by hedgerows on the Welsh Road approach from the north west although a public footpath running west would have open views of any built form as it does with the current construction site.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	Medium	
Justification:		
<p>The site has some susceptibility to housing as the land to the west is relatively open allowing views from a public footpath. Milton Farm complex appears rural with no development behind it when viewed from the SLA to the east, though housing lies to the north and south. The hedges and trees on the site are of some intrinsic value. However, the site is enclosed by development on three sides and the western boundary is strong and could be strengthened further with trees in places. If these hedges and the internal hedge either side of the footpath are retained, plus if housing is not visible on the skyline behind Milton Farm, then housing on this site would be likely to be acceptable.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Thames and Avon Vales	
<i>Landscape Character Type:</i>	Cornbrash Lowlands	
<i>Landscape Character Area:</i>	Southrop Lowlands	
<i>Historic Landscape Character:</i>	Regular organised enclosure of former unenclosed pasture	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	SLA to the east beyond Milton Farm.	
<i>Historic:</i>	none	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	PROW lies adjacent to the west	

Site Reference: F_44	Settlement:	Fairford
DESCRIPTION:		
<p>The site lies on the southern edge of Horcott on flat land adjacent to a gravel pit lake (Horcott Lake) which has strong naturalised willows on its edges. The site includes a strip of unused rough ground, a line of trees including conifers and a power line corridor with rough scrub beneath. Bungalows with small gardens lie to the north east, light industrial units to the north west and the scrub edged Totterdown Lane to the south. The lake is apparently used for fishing and has a car park and club house and a path runs round its edge. The industrial units are visible through the trees but no other built form (apart from low club house) intrudes upon the otherwise attractive, enclosed and tranquil water body, which is also home to waterfowl.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	Medium	
Justification:		
<p>The site has susceptibility to housing development as the trees on the site contribute significantly to the setting and backcloth of Horcott Lake as well as having some intrinsic merit. The site is degraded and power lines are a detractor and a constraint and would need to be removed/undergrounded. If development were permitted it would need to carefully address the lake retaining the majority of vegetation on this side of the site to significantly mitigate its effect. Care would be needed not to unduly affect the visual amenity of the bungalow residents.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Thames and Avon Vales	
<i>Landscape Character Type:</i>	River Basin Lowland	
<i>Landscape Character Area:</i>	Fairford and Lechlade	
<i>Historic Landscape Character:</i>	Existing settlement - extent by mid 19th century	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	none	
<i>Historic:</i>	none	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	PROW lies adjacent to the south	





13. KEMBLE

Settlement character

- 13.1. Kemble is a village located on the A429 road linking Cirencester to Malmesbury and thence the M4, around 19km to the south. This moderately busy road cuts the village in half. More significantly, the village is one of the few settlements in the district to have a railway station. This is on the Gloucester to Swindon line with trains to London.
- 13.2. The village is thought to be of medieval origin although there are Anglo-Saxon burials within the built up area and prehistoric remnants have been found in the environs. Growth of the village has occurred due to its good communications: the railway line in the late 19th century and roads in the latter part of the 20th century.
- 13.3. The oldest part of the village is to be found to the west of the main road focussed on All Saints Church, whose spire is a local, highly visible landmark. Kemble House, adjacent, was built in the 17th century and is bordered by high stone walls. When the railway was constructed, Kemble House's lady occupant, Miss Anna Gordon, insisted that it must run in an unnecessary tunnel to avoid spoiling the westerly vista from the house. These buildings are close to the south east corner of the settlement. Loosely clustered to the north are detached houses in large gardens, mainly of the Victorian era, and some small terraces focussed on the greens on West Lane. The many mature trees between the well spaced houses further enhances the village.
- 13.4. To the north west of the main road, the village is dominated by a small local authority built housing estate and more recent private housing of standard house types in a cul de sac layout [West Hay Grove]. These give the impression to passing traffic that most of the village is of recent origin. Further housing has been built north of Station Road. However, just to the northwest again lies the late Victorian cluster of Kemble Station, the Tavern public house, railway cottages and water tower. This area, like the older part of the village to the east, is a Conservation Area.
- 13.5. Slightly but distinctly separated from the village to the north lies Clayfurlong Farm, adjacent to the dismantled Cirencester spur railway and its embankment. This is a rural farm complex with fine listed buildings.

Landscape Character

- 13.6. Kemble is located on the edge of the Cotswolds National Character Area 107 bordering the area of the Upper Thames Clay Vales NCA 108 to the east. . The village lies within Dip Slope Lowland landscape type and Kemble Dipslope LCA, but there are influences from the adjoining Cornbrash Lowlands landscape type to the south east. Kemble is at a transition point in the landscape on a gentle ridge abutting the upper Thames Valley.
- 13.7. The Kemble dipslope is an area of elevated land with a geology of Kellaway Clays and Sands sloping south east. The gentle ridges are interspersed with shallow valleys. Agriculture is primarily arable and pastoral fields on more poorly drained lower land. The headwaters of the Thames and tributaries pass through pasture with little riparian vegetation. Field boundaries tend to be low maintained hedgerows and some walls with few trees apart from well defined rectilinear copses and woodland belts. Wide views are therefore possible across the area.
- 13.8. The Dipslope/Thames Valley transition area to the north and east of the village has similar geology to the dipslope but the topography becomes flatter and the vegetation cover becomes greater. Again there is a mix of arable agriculture with pasture on wetter ground. Hedgerows with trees are more numerous and there are tree belts and copses. The River Thames forms the main feature in the gently undulating landscape in a shallow broadening valley.
- 13.9. The Agricultural classification of the area is Grade 3.
- 13.10. Kemble lies on the edge of a gentle ridge reaching 120m AOD which is similar in elevation to the Fosse Way to the north [the boundary of the AONB]. The village slopes down towards the Thames which is around 100m AOD.

Relationship of the settlement with the surrounding landscape

- 13.11. The settlement has the following key relationships with the surrounding landscape:

Positive:

- The settlement sits comfortably above the upper Thames valley on the edge of its gentle ridge. The church spire, established buildings, relatively loose structure and mature trees are pleasing when viewed from across the valley to the north east.
- The church spire is also important when viewed from the A429 travelling south both at a distance and entering the village.
- Trees on the dismantled railway embankment to the north of the village provides a strong visual buffer and boundary to the village.
- This boundary is reinforced by the steep pastoral valley slopes of the tributary valley which wraps around the north of the settlement, overlooked by Pheasants Hill.
- The main line railway and station Conservation Area provides a strong boundary to the village to the west with associated vegetation cover.
- The parkland to the east of the church and Kemble House provides an attractive setting to the main eastern Conservation Area.

Negative:

- The local authority estate houses and West Hay Grove housing fronting the A429 gives a suburban edge with few trees which does not complement the landscape or this part of the village.

Landscape sensitivity considerations

- 13.12. Though the area is 1km outside the AONB the area to the north and west of the village does inevitably share some of its characteristics of the dipslope- generally smooth topography, steep valley slopes, watercourses, field patterns and crisp woodland belts and copses. In effect it is a transition and buffer zone for the AONB. The area has been designated as an SLA. To the east, the landscape becomes more gentle related to the upper Thames valley. Overall, the area has the distinction of being close to the source of the Thames, 2km to the north, with the infant river itself passing just to the north of the village. Both landscapes therefore have considerable significance and sensitivity.
- 13.13. There are open views possible towards the village from a distance from most directions due to its position overlooking valleys, the overall gentle topography and relatively open landscape. Close into the village itself, however, the presence of the well vegetated railway embankments and significant other tree groups mean that there is capacity for development within the envelope of the railways, embankments and village structure.

Constraints to be taken into account

- 13.14. The constraints are shown on Figure K2 and are summarised below:
- Special Landscape Area covering all of village and surrounding landscape
 - Conservation Areas
 - The Thames Path to the north
 - The floodplain of the watercourses
 - Key wildlife site in the railway cutting north of the A429

Areas where development is not suitable

- 13.15. Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:
- Substantial development northwards into the Thames valley east of the A429 because this would harm the setting of the main eastern Conservation Area and adversely affect the character of this significant area close to head of the Thames.
 - North of the dismantled railway because this would adversely affect the character of the area close to head of the Thames and be visible in the relatively open landscape.
 - West of the main line railway because of visibility in the relatively open landscape.

- East of the Conservation Area because of the setting of the main eastern Conservation Area and its most significant buildings [the Church and Kemble House].

Suggested environmental improvements

13.16. The following environmental improvements are suggested:

- Planting and environmental improvements to the station car parks and approaches.

Potential sites for development

13.17. The sites put forward in the SHLAA are considered in turn and located on Figure K2.

Site Reference:K_1B	Settlement:	Kemble
DESCRIPTION:		
<p>This site consists of part of a flat grass ley field towards the northern edge of Kemble. It has a distinct farmland character and serves to separate the housing estate edge to the south from the listed complex at Clayfurlong Farm beyond to the north. There is no internal boundary to the site ie no northern site boundary. A low stone wall and some trees to the eastern boundary help to screen/ filter views in summer but noise of/from traffic on the A429 is highly apparent. The southern and western boundaries consist of a mix of metal and wooden garden fences, with some garden vegetation, but there are views into the site from several houses, including the Listed Building to the north. The strongly treed dismantled railway to the north screens the site from this direction towards the wider landscape. There are some views from the site across the A429 over arable fields on slightly rising ground although trees on both side of the road partly screen the site from this direction.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	High/medium	
Justification:		
<p>This site is susceptible to development as it forms part of the separation between the settlement and a distinctive outlying farm cluster which overlooks it, it has no northern boundary to integrate it, there are some fine mature trees on site and it would be highly apparent from the A429. Its value is that it is within the Kemble and Ewen SLA and contributes to the listed building's visual setting. If development were permitted it would have to be high quality to finish off the settlement, act as a gateway and retain the trees on site.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	Dip Slope Lowland	
<i>Landscape Character Area:</i>	Kemble Dipslope	
<i>Historic Landscape Character:</i>	Regular organised enclosure ignoring former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	Kemble & Ewen Special Landscape Area	
<i>Historic:</i>	listed building to the north	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	none	

Site Reference:K_2	Settlement:	Kemble
DESCRIPTION:		
<p>This triangular site consists of a well maintained community garden carved out of regenerating dense deciduous woodland and scrub adjacent to the station car park in Kemble. It lies at a higher level than the car park, due to changes in local landform due to either quarrying or embankment associated with the dismantled former railway. The site is surrounded on all but the north west side by the rear gardens of houses facing outwards from the site. To the north west there are trees. This means the site is highly enclosed. It is accessible from housing to the south (Abbots Way). It lies within the Kemble and Ewen SLA and though in the settlement feels relatively tranquil.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	Medium	
Justification:		
<p>The site is susceptible to development in terms of its tree cover and community garden which contributes to its value. The adjacent housing overlooks the site. Its designation as part of the SLA implies value, and it may also have biodiversity interest. Any proposals for this site would have to take account of the community garden, views in from many surrounding dwellings and the potential to retain and conserve any trees considered to be of value.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	Dip Slope Lowland	
<i>Landscape Character Area:</i>	Kemble Dipslope	
<i>Historic Landscape Character:</i>	Regular organised enclosure ignoring former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	Kemble & Ewen Special Landscape Area	
<i>Historic:</i>	none	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	none	

K_5	Settlement: Kemble
<p>DESCRIPTION:</p> <p>This site is a small area of pasture and backlot/garage access/neglected rear garden land tucked in to the north eastern edge of the settlement, which here extends towards the north along the A429. It is accessed from a track off West Lane and has the school grounds along its eastern boundary. This is very gently undulating to level ground, well screened by trees to the roadside but still permitting views out across the A429 and into the school grounds and with a robust fence between the pasture field and the track to the garages. Despite its location it is not tranquil, as noise from traffic on the A429 is near constant.</p>	
<p>LANDSCAPE SENSITIVITY:</p> <p>Justification: High/medium</p> <p>This site is susceptible to development by virtue of its small scale and land use, typical of historic settlement edge, and the proximity of housing along its southern edge (the site includes the majority of their rear gardens). The dense vegetation on several boundaries may be of biodiversity interest and it contributes an area of open space within the settlement, linking it to the wider farmed landscape. It is visible from part of the school grounds and from West Lane. Its value lies in its designation as SLA, its contribution to the character of the settlement edge and its contribution to the surroundings and tranquillity of the school, which it protects from some noise deriving from the A429. Any development of this small site should be of a similar scale to surrounding housing and should contribute to a sense of place.</p>	
<p>LANDSCAPE CONTEXT</p> <p><i>National Character Area:</i> Cotswolds</p> <p><i>Landscape Character Type:</i> Dip Slope Lowland</p> <p><i>Landscape Character Area:</i> Kemble Dipslope</p> <p><i>Historic Landscape Character:</i> Regular organised enclosure ignoring former unenclosed cultivation patterns</p>	
<p>CONSTRAINTS/DESIGNATIONS</p> <p><i>Landscape:</i> Kemble & Ewen Special Landscape</p> <p><i>Historic:</i> Kemble Conservation Area</p> <p><i>Biodiversity:</i> none</p> <p><i>Other (floodplain, PROWs):</i> none</p>	

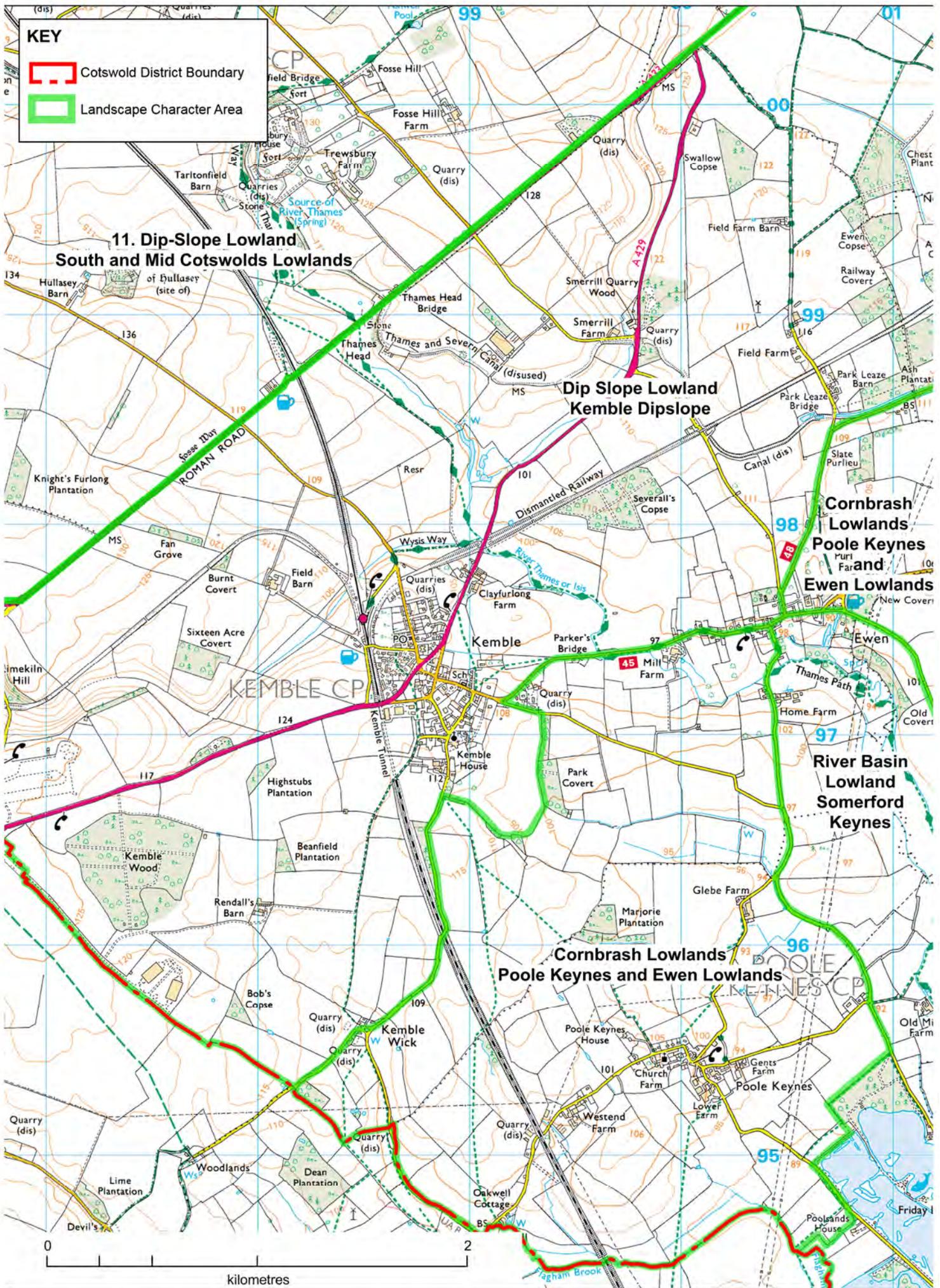
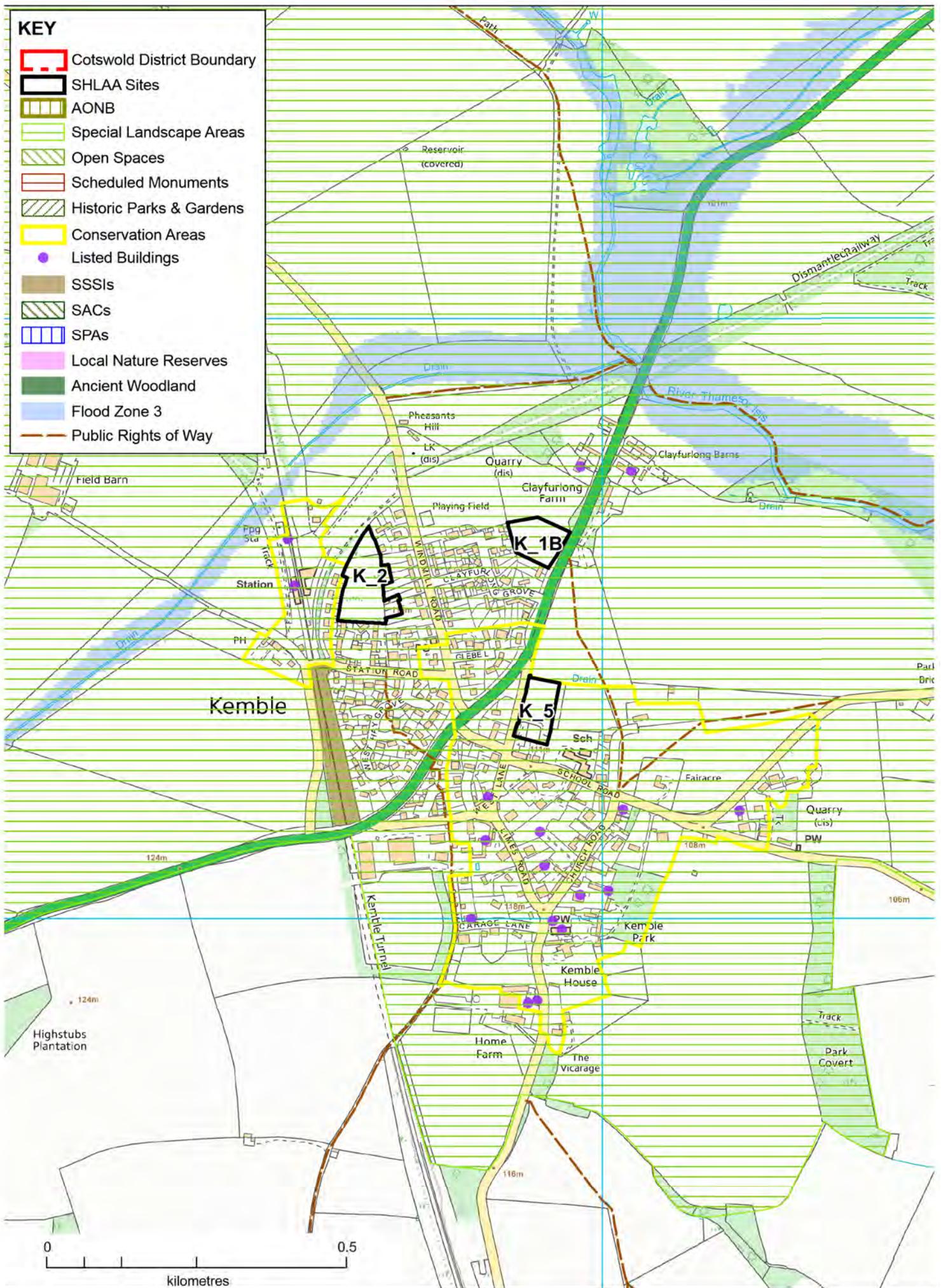


Figure K1 - KEMBLE
Context and Landscape Character Types and Areas



14. Lechlade-on-Thames

Settlement character

- 14.1. Lechlade-on-Thames is located in the south eastern corner of the district where the A361 and the A417 cross 12 miles east of Cirencester shown by Figure L1. To the south of the town are the Thames and the Coln rivers. The present town has grown since the early Thirteenth Century following the building of St Johns Bridge which carried the road to London over the Thames. In the Sixteenth Century the town was the upper limit of navigation of the Thames.
- 14.2. The historic core of the town is located around Market Place, High Street, Burford Street, Sherborne Street and St John's Street. The main focus of the town is St Lawrence's Church which is also a major landmark on the floodplain of the Thames.
- 14.3. Most of the expansion of Lechlade-on-Thames has occurred to the north of the historic core and west of the A361; modern housing estates extend almost 2km as far as Horseshoe lake, a disused gravel working which provides a limit to further northwards expansion. 20c development south of Hambidge lane provides a particularly noticeable edge in the relatively open landscape.
- 14.4. Further development to the west is more piecemeal although a new roundabout has been located on the A417, ostensibly to access development. A garden centre to the west helps screen this edge of town from the wider landscape.

Landscape character

- 14.5. Lechlade-on-Thames lies within National Landscape Character Area 108, Upper Thames Clay Vales. The county assessment places the settlement within the River Basin Lowland landscape type and the Fairford and Lechlade LCA. The Cornbrash Lowlands rise gently to the north west.
- 14.6. Geologically, the area consists of sands and gravels on upper Jurassic clays. Most of the area is virtually flat although there is a minor rise to north east. To the south of the town lies the floodplain of the Thames with pasture land, low hedges and ditches with pollarded willows along the river bank in places. There are important views along the valley floor to the church, and this is one of the defining images of the town. The prominent Shelley's Walk, lined with a dense hedge and trees extends from the meadows south east of the town towards the Trout Inn. The Thames is well used for pleasure boating and the quay, pub and marina on the southern edge of the settlement form a strong leisure focus.
- 14.7. On the eastern and western edges of the town the landscape is dominated by arable agriculture with large fields. These fields extend right up to the edge of development. Approaching from Quenington there are clear views of the town across the fields. North east of the historic core of the town is the imposing Lechlade Manor which is set in parkland with large mature trees and mature boundary planting. Some limited housing development is currently taking place within the parkland, but this is unlikely to significantly adversely affect its character.
- 14.8. Immediately to the north is a large water body known as Horseshoe Lake which is fringed with riparian vegetation. This creates a northern limit to the development.

Relationship of the settlement with the surrounding landscape

- 14.9. The settlement has the following key relationships with the surrounding landscape:

Positive

- The relationship of the town and the church to the river, its corridor and undeveloped floodplain creates the essential setting of Lechlade-on-Thames. The town has a visually permeable edge with a substantial amount of trees and vegetation which ensure that it visually integrates with the floodplain landscape whilst accommodating leisure uses
- The slightly rising parkland landscape to the north east around and focussed on Lechlade Manor provides a positive historic landscape on the A417 eastern approaches.
- The A417 approach to the town from the west through Downington has attractive townscape qualities through the linear historic development of widely spaced houses and buildings, some listed, in large established and well vegetated plots.

Negative

- Modern development to the north of the town centre and west of the A361 has grown as a series of individual incremental developments accessed off the main road. These are generally not well integrated with the surrounding landscape and create a stark western edge to the town.
- The suburban character of the northern approach to the town centre detracts from the distinctive character of the settlement.

Landscape sensitivity considerations

- 14.10. The river meadows surrounding the town south of the A417 are important remnants of the area's historic landscape character given the amount of sand and gravel extraction that has occurred in the Thames Valley. They are also of key importance to the setting of the town allowing views to the spire and a setting for leisure and recreation including the Thames itself and the Thames Path. Therefore, this area should be protected.
- 14.11. The character of the parkland around Lechlade Manor is still distinctive complementing the listed building and should also be protected. However, the arable land to the north east and west of the town is widespread locally and has fewer limiting factors.
- 14.12. The ability of the landscape to accommodate further development is very limited south of the town, partially because of its intrinsic scale and character of the river and its corridor, but primarily because of the potential impact on the essential relationship between the settlement and the landscape. The landscape surrounding Lechlade Manor is also constrained in its ability to accept further development. To the north east and west the landscape is larger scale, enclosed in parts, and less sensitive visually. Consequently it is more capable of accommodating development.

Constraints to be taken into account

- 14.13. The constraints are shown on Figure L2 and are summarised below:
- Conservation Area
 - Historic Garden around St Lawrence's Church
 - Extensive Scheduled Monuments to the west of the town
 - Listed buildings and their settings including the church and Lechlade Manor.
 - Thames Path running along the river to the south
 - The floodplain of the Thames and Coln
 - Waterbodies north of the town.

Areas where development is not suitable

- 14.14. Areas where development is not suitable in accordance with the criteria set out Section 2.0 are as follows:
- The river and associated meadows to the south of the town because of their high visibility and importance to the town's and river's landscape setting.
 - The grounds and associated parkland of Lechlade Manor because of their local significance as parkland contributing to the town's character.

Suggested environmental improvements

- 14.15. Opportunities for environmental improvement are limited. However a key area where there is substantial potential for improvement is around the western edge of the town. There should be some discussion with landowners to identify potential for planting to help integrate the harsh edge of development into the landscape.

Potential sites for development

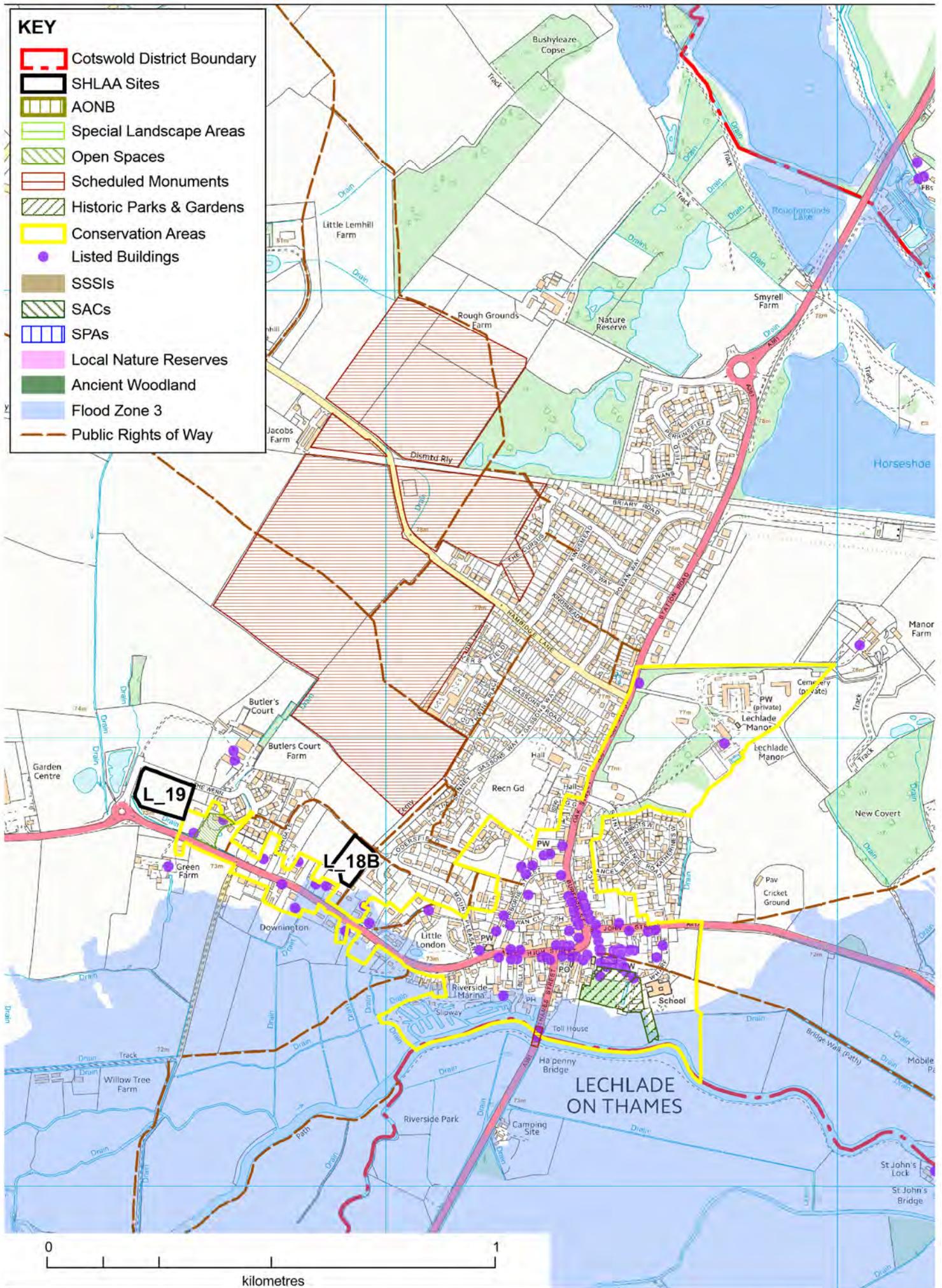
- 14.16. The sites put forward in the SHLAA are considered in turn and located on Figures L2 and L3.

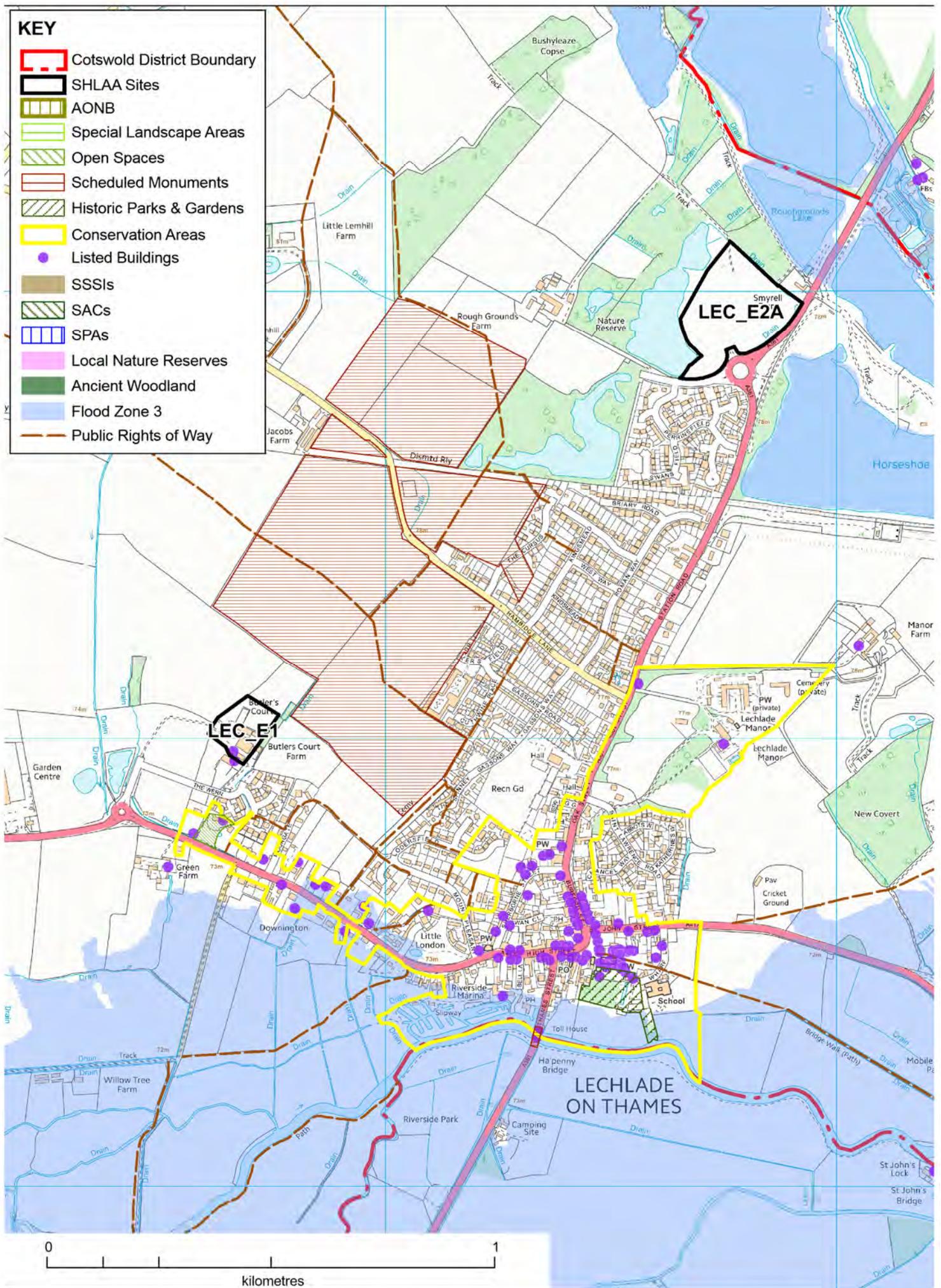
Site Reference: L_18B	Settlement: Lechlade
DESCRIPTION:	
<p>The site is an improved pasture field on low lying flat land with mature trees and high hedges on its eastern and northern boundaries which generally screen or filter views of the site. Its western boundary is an outgrown hedge and its southern boundary is the rear of properties on the A417 High Street. The dwellings include two listed buildings with large gardens with mature vegetation to the front and rear, and one bungalow. One of the listed properties overlooks the site. A small cemetery lies to the north east with its entrance adjacent to the site and a large grassed field lies to the north. This is used by dog walkers and has open views out to the very gently rolling landscape to the north with its cut hedges and few trees. There is a large Scheduled Monument, a multi-period settlement, to the north in a series of regular fields but this is not apparent on the ground.</p>	
LANDSCAPE SENSITIVITY:	
Evaluation:	Medium
Justification:	
<p>The site is susceptible to change inasmuch as it is a small pasture field with a character that complements the adjacent loose settlement edge and public footpaths run down its boundaries which are well used. Its value is as a positive context to the adjacent to listed properties and the associated Conservation Area. However, the hedges and trees on the boundaries are mature and assist in screening the site from the wider landscape. Therefore low density development that retains the boundary vegetation and respects the listed buildings may be acceptable.</p>	
LANDSCAPE CONTEXT	
<i>National Character Area:</i>	Thames and Avon Vales
<i>Landscape Character Type:</i>	River Basin Lowland
<i>Landscape Character Area:</i>	Fairford and Lechlade
<i>Historic Landscape Character:</i>	Existing settlement - present extent
CONSTRAINTS/DESIGNATIONS	
<i>Landscape:</i>	none
<i>Historic:</i>	lies close to Lechlade Conservation Area and listed buildings to the south. A multi-period settlement, cemetery, and ceremonial complex lies to the north.
<i>Biodiversity:</i>	none
<i>Other (floodplain, PROWs):</i>	none

Site Reference: L_19	Settlement:	Lechlade
DESCRIPTION:		
<p>The site is a plot of flat grassland on the A417 western approaches to the settlement abutted by a large relatively recently constructed roundabout. A road spur runs from this roundabout and abuts the site to the north and west running to The Wern. This new infrastructure has apparently removed any field boundaries and most vegetation. The site is therefore open. A small watercourse runs around the site. There are hedges and trees to the south of the A417 and to the west. There are also outgrown hedges to the north beyond the adjacent grassed plot. A commercial nursery to the west assists in screening views of the site from this direction. A listed building lies to the east within trees in the Lechlade Conservation Area and Green Farm to the south, beyond trees, is also listed. The site has the character of a site awaiting development. It is open and provides the end of a vista for users of the A417 approaching from the west.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	Medium/low	
Justification:		
<p>The site has been prepared for development and therefore any intrinsic value or character has been removed. It is susceptible to housing development inasmuch as it is on the western edge of the settlement and would be the first settlement built form visible from this direction. It is therefore essential that any development reflects this gateway role addressing the A417 appropriately with mitigation to soften its appearance. It is noted that the Conservation Area to the east is characterised by loose well spaced dwellings in large gardens with mature trees and shrubs. Therefore at least the proposed frontage along the A417 should reflect this as far as possible.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Thames and Avon Vales	
<i>Landscape Character Type:</i>	River Basin Lowland	
<i>Landscape Character Area:</i>	Fairford and Lechlade	
<i>Historic Landscape Character:</i>	Less irregular enclosure partly reflecting former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	none	
<i>Historic:</i>	lies adjacent Lechlade Conservation Area and close to a listed building to the south east.	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	none	

Site Reference: LEC_E1	Settlement: Lechlade
DESCRIPTION:	
<p>The site comprises a small farm complex of small steel roofed sheds and dilapidated brick sheds with partially removed roofs and a small area of pasture field to the north. There is a listed farmhouse directly to the south with mature garden trees and vegetation . There are mature trees to the east of the site beyond which there is a pasture. To the north there is the rest of the pasture and then large regular arable and grassland fields with low cut hedges and very few trees. A large scheduled monument lies in this area but is not apparent on the ground. The landscape to the north is relatively open and very gently rolling farmland with few features but one or two public footpaths. To the south only the dilapidated buildings on the western edge of the site are visible.</p>	
LANDSCAPE SENSITIVITY:	
Evaluation:	Medium
Justification:	
<p>The site is susceptible to change through economic use as it is open to view to the north from public footpaths and the scheduled monument. It also has value in terms of the listed building within the site and the farmhouse to the south. However, as there is already built form on the site, if proposed buildings reflect the style, form and scale of traditional agricultural buildings then economic uses here may be acceptable.</p>	
LANDSCAPE CONTEXT	
<i>National Character Area:</i>	Thames and Avon Vales
<i>Landscape Character Type:</i>	River Basin Lowland
<i>Landscape Character Area:</i>	Fairford and Lechlade
<i>Historic Landscape Character:</i>	Less irregular enclosure partly reflecting former unenclosed cultivation patterns
CONSTRAINTS/DESIGNATIONS	
<i>Landscape:</i>	none
<i>Historic:</i>	listed buildings within site and to the south
<i>Biodiversity:</i>	none
<i>Other (floodplain, PROWs):</i>	PROW to the north

Site Reference: LEC_E2A	Settlement: Lechlade
DESCRIPTION:	
<p>The site lies on the northern edge of Lechlade on flat land between the A361 approaches and a lake created by gravel workings. The site is rough grazed grassland fenced from the road and there are remnants of its former use with dilapidated concrete ramps and other built structures in hardstandings in its north east corner. The site is enclosed by trees around the attractive lake to the west and by mature trees and outgrown hedges to the north. To the south, there is a 20c housing estate which is well screened by vegetation. To the east, beyond the main road, there is an outgrown hedge and trees which limit visibility from this direction. Overall, therefore, the site is open to view from the road but enclosed in all other respects. There is a large roundabout with a spur pointing into the site which indicates an expectation for development.</p>	
LANDSCAPE SENSITIVITY:	
Evaluation:	Medium
Justification:	
<p>The site is susceptible to change through economic use as it is attractive in conjunction with the lake to the west and it is on the northern tip of the settlement with open countryside/vegetated former gravel workings beyond. However, it is degraded by its former use associated with the gravel workings and by the adjacent roadworks, and it is well enclosed from the wider landscape. Therefore a carefully designed and high quality economic use which acts as a positive introduction to the settlement and respects and capitalises on the relationship with the lake may be acceptable.</p>	
LANDSCAPE CONTEXT	
<i>National Character Area:</i>	Thames and Avon Vales
<i>Landscape Character Type:</i>	River Basin Lowland
<i>Landscape Character Area:</i>	Fairford and Lechlade
<i>Historic Landscape Character:</i>	Disused industrial site
CONSTRAINTS/DESIGNATIONS	
<i>Landscape:</i>	none
<i>Historic:</i>	none
<i>Biodiversity:</i>	none
<i>Other (floodplain, PROWs):</i>	none





15. MICKLETON

Settlement character

- 15.1. Mickleton is the northernmost settlement in Cotswold District, located at the foot of the Cotswold escarpment within the Vale of Evesham. It is on the B4081 from Chipping Campden and between Broadway and Stratford-upon-Avon on the B4632 as shown by Figure M1.
- 15.2. The historic core of the settlement is located around the north-east section of the High Street and around St Lawrence's Church, which is located just outside of the main built up area on the lower slope of the escarpment. Many of the buildings in the centre are distinctively Cotswold in style, but there also exists brick, timber and thatch.
- 15.3. The south west approaches to the village are dominated by modern housing estates, though important views to the church spire are retained. The north eastern part of the village is largely separated from the main part of the village and consists of modern estates either side of Granbrook Lane. To the west of these is a substantial area of the disused Meon Hill nurseries known locally as 'Canada'.

Landscape character

- 15.4. The village straddles the National Character Areas 106 and 107, these being the Severn and Avon Vales and the Cotswolds. The settlement lies predominantly outside the Cotswolds AONB in the Unwooded Vale landscape type in the Mickleton Vale Fringe LCA. To the south, in the AONB the landscape is also classified as Unwooded Vale in the Vale of Evesham Fringe.
- 15.5. The underlying geology of the area is Lower Lias. The Cotswolds escarpment rises up to the south and east of the village. This is predominantly pastoral in character with a combination of broad leafed woodland, areas of managed scrub and scattered tree cover. St. Lawrence's Church is a notable visual focus to the area.
- 15.6. Immediately to the south and the north-west of the village the land corresponds to the Severn and Avon Vales character area. Fields are larger and more regular with arable land and market gardening. There are less wooded hedges and numerous drainage ditches. From the vale, Mickleton is framed by the impressive backdrop of the scarp slope.

Relationship of settlement with the surrounding landscape

- 15.7. The settlement has the following key relationships with the surrounding landscape:

Positive

- The location of the village at the foot of the scarp slope is a key characteristic. The undeveloped character of the scarp is important in providing a landscape context to the village.
- The old part of the village, particularly the area around the church, has a permeable edge allowing easy access and views to the scarp slope.
- Views to the church from the approaches are important, particularly from the B4081 and the B4632 from Stratford.

Negative

- Modern housing development creates a visually abrupt edge to the settlement in the south west part of the village.
- The non linear 'block' of development to the north east of the village centre does not reflect the established urban pattern of the village.

Landscape sensitivity considerations

- 15.8. The landscape along the southern edge of the village is typical of 'edge landscape'. All the characteristic landscape elements that provide the basis for designation are to be found to the south of the village. The landscape around the southern margin of the village is less distinctive but nonetheless conforms to the typical characteristics of the type. Views to the escarpment raise the quality of the vale landscape in this area considerably.
- 15.9. The ability of the landscape to accommodate development is constrained by the visually sensitive AONB landscape to the south of the village. To the north, the larger scale landscape of the vale is more capable of accommodating development. However, any such

development would be visible from the scarp and would run counter to the established pattern of locating settlement on the lower scarp slopes.

Constraints to be taken into account

- Constraints are shown on Figure M2 and are summarised below.
- AONB to the south of the village
- Conservation Area
- Listed buildings and their settings

Areas where development is not suitable

15.10. Areas where development is not considered to be suitable in accordance with the principles set out in Section 2.0 are as follows:

- The south east of the village on land rising towards the scarp slope, particularly where development might obscure views to the church.
- The arable field to the south west of the road adjacent to the entry to the village along Long Marston Road is important to the setting of the village allowing good views to the visually permeable village edge, church and scarp backdrop.

Suggested environmental improvements

15.11. The key area for environmental improvement is on the southern edge of the village where there is a relatively harsh development edge.

Potential sites for development

15.12. The site put forward in the SHLAA is considered and located on Figure M2.

Site Reference: MK_4	Settlement:	Mickleton
DESCRIPTION:		
<p>This site consists of a flat area comprising garage /repair workshop with frontage onto Cranbrook Lane, vehicle storage area, a private dwelling, and a small area of arable land to the south containing one building. It is located on the eastern edge of the settlement, abutting housing development to the west and north (across Cranbrook Lane). It is well screened along its northern and eastern boundaries, so views into the southern and eastern edge of the site only are obtained from the PROW to the east of the site towards Mickleton Wood Farm on the rising scarp slope. The buildings on the site are also visible from the eastern road approaches. There is no physical boundary to the south, as the arable field extends southwards to meet another field boundary. the garage buildings and vehicle storage are detractive. The site lies within the AONB but does not reflect its qualities.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	Low	
Justification:		
<p>This site is susceptible to views from the scarp slope to east and north east, but is locally of low susceptibility to housing development due to its current land use, location on flat land tucked in at the edge of the settlement with housing to north and west, and restriction of views out to the south and east. However, there is a PROW one field to the east, from which extensive views of the screened site are available, and the southern end of the site is open to view. In both these instances it is seen against the backdrop of existing housing development in the north eastern half of the settlement. The opportunity should be taken to improve this edge of the village with a carefully designed development.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	19. Unwooded Vale	
<i>Landscape Character Area:</i>	Vale of Evesham Fringe	
<i>Historic Landscape Character:</i>	Existing settlement - present extent Less irregular enclosure partly reflecting former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	within Cotswolds AONB	
<i>Historic:</i>	none	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	none	

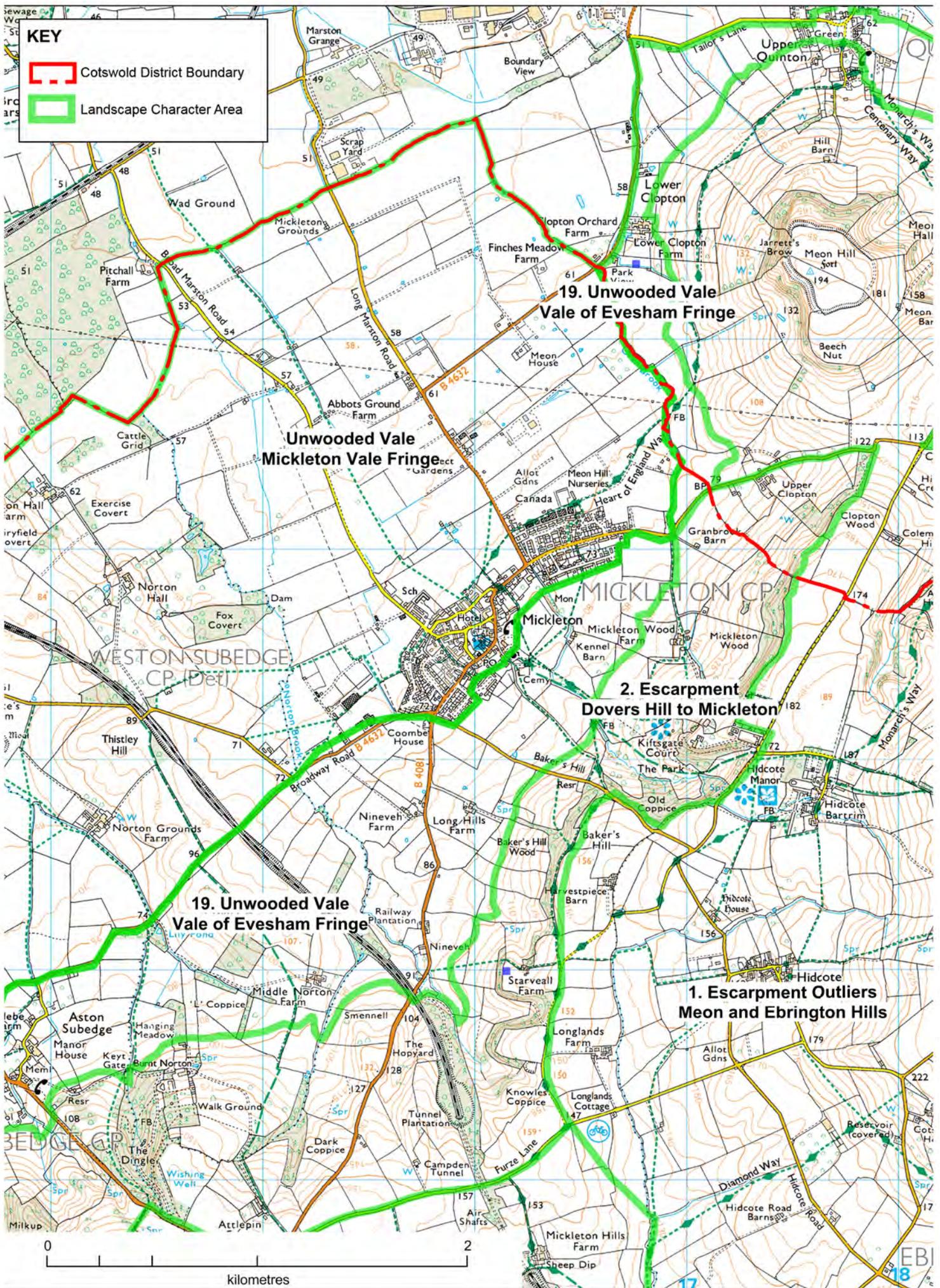
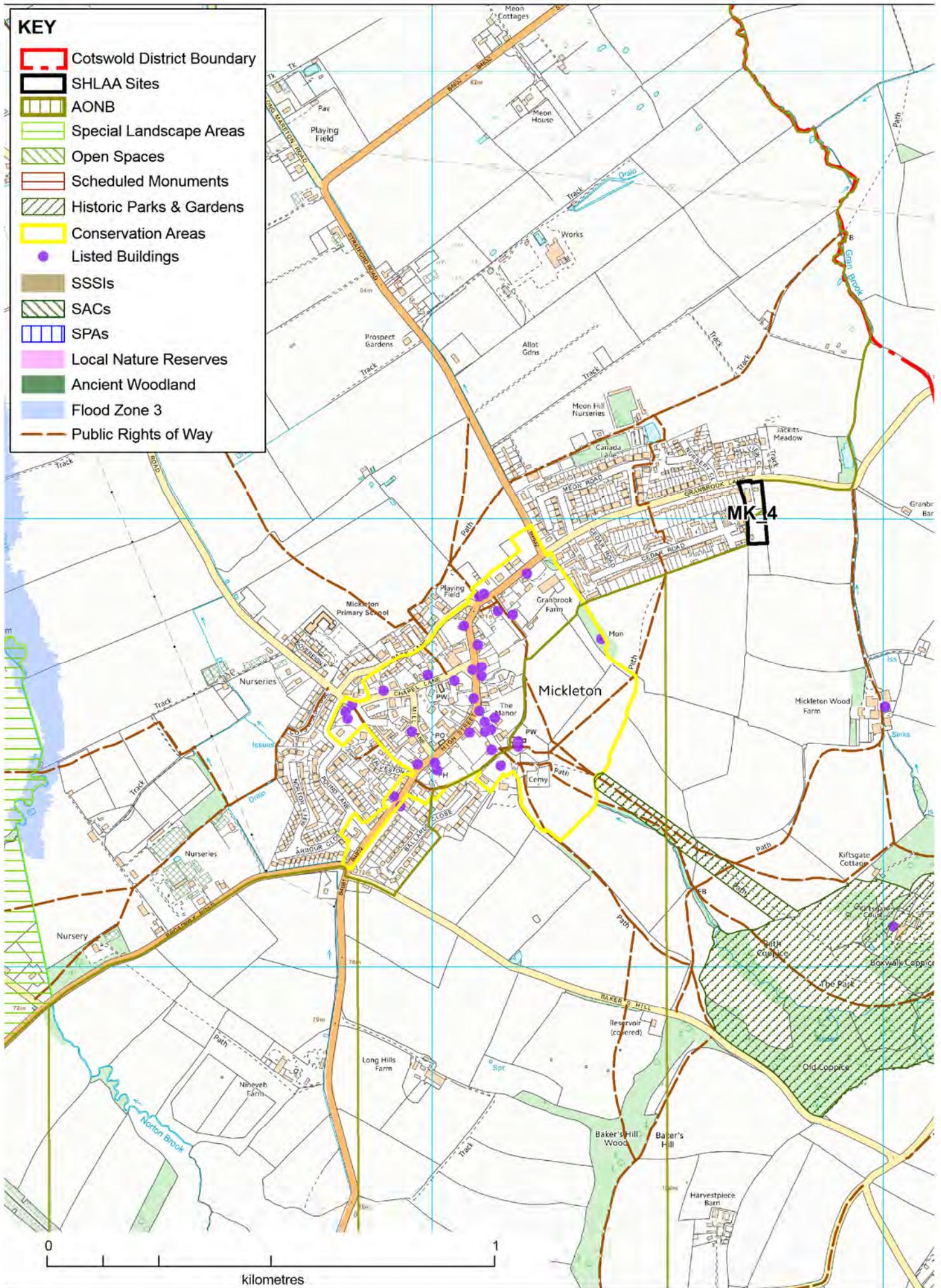


Figure M1 - MICKLETON Context and Landscape Character Types and Areas



16. Moreton-in-Marsh

Settlement character

- 16.1. Moreton-in-Marsh is located in a broad vale at the junction of the A429 Fosse Way and the A44 Evesham-Chipping Norton Road shown by Figure M1. It is one of only two towns in Cotswold District that has a railway station.
- 16.2. The town was founded in the Thirteenth Century and it's growth was based on trade as a result of its strategic location.
- 16.3. The main feature of the town is the broad High Street which has a strong sense of enclosure due to the continuous terraces of historic buildings on either side of the street. The oldest part of the town is located south of Oxford Street and east of the Fosse Way. This is known as the 'Old Town' and is centred around St David's Church which is the key landmark within the Town.
- 16.4. Moreton-in-Marsh is strongly divided by the railway with only the A44 London Road connecting the two parts. The strip of land immediately to the east of the railway corresponds with the 'floodplain' of the Evenlode and is substantially free of development creating green corridors which enter the town from the south and the north. These corridors are important green spaces within the town.
- 16.5. Moreton has sustained substantial amounts of 20c development. This is predominantly located to the south of the Old Town either side of the railway. Approaching the town from the south, modern housing estate development forms a relatively abrupt linear edge to the town. Similarly, the approach from the east has been substantially suburbanised. However, the western edge of the town has less modern development and has retained a visually permeable and more vegetated character.
- 16.6. To the north east is the substantial site of the Fire Services College on the site of an old airfield. The college is of national and international importance for the training of firemen. It comprises a building complex, runways with various structures such as buildings, planes, trains and boats for practicing putting out fires, all surrounded by tree belts which largely screen activities from wider view.

Landscape Character

- 16.7. Moreton-in-Marsh lies within the 'Cotswolds' National Landscape Character Area 107 as defined by the Countryside Agency. The settlement lies in the Pastoral Lowland Vale type with the Vale of Moreton LCA to the west of the railway (within the AONB) and the Upper Evenlode Vale LCA to the east. The Vale of Moreton Farmed Slopes LCA rise some way to the west affording distant views over the town.
- 16.8. Moreton-in-Marsh is set on poorly drained boulder clay and hence the town's name. Today, however, little of the original marsh remains apart from a small area to the east of the railway line to the south of the town which is reminiscent of the original state of the local landscape. The landscape around the town can be considered as four areas, described below.
- 16.9. The area to the west of the town is within the AONB and slopes gently up to the High Wold at Bourton-on-Hill to the west. The area is characterised by smaller fields than exist on the flatter land to the east of Moreton. Hedges are comparatively more wooded with numerous large hedgerow oaks giving areas around the settlement edge an almost parkland quality.
- 16.10. To the north of the town is a 'quadrant' of flat or gently crowned arable land and pasture lying between Batsford Road and Todenham Road, straddling the railway and the Fosse Way. This land is open countryside appearing isolated from the settlement. There are generally larger fields with fewer trees and hedges.
- 16.11. By contrast, the area to the north-east of the town is highly influenced by the urban area being surrounded by linear development along Todenham Road to west, the town and station to the south and the Fire Services College to the east. The area consists of large flat arable fields with low hedges and some large hedgerow trees. The Evenlode Brook runs through the area.
- 16.12. The eastern margin of the town consists of flat to very gently rolling land with hedges and occasional woodland belts and hedgerow trees. The area to the immediate east of the railway line comprises the floodplain of the Evenlode and is an open area with some managed

land and a marshy area previously referred to. This area extends into the urban area and is an important green corridor penetrating into the town.

Relationship of settlement with landscape

16.13. The settlement has the following key relationships with the surrounding landscape:

Positive

- The 'green wedges' and corridors entering the town are important providing strong visual and physical linkages between the urban area and the rural context.
- The open and visually permeable western edge of the town and its relationship to the rural landscape of the AONB is also important.
- Views to the church spire are significant, particularly when viewed along the green wedges previously referred to giving a strong sense of the *raison d'être* of the original siting of the town away from the lowest flood prone land.

Negative

- The abrupt, linear edge of the town when approaching from the south generally does not accord with the traditional permeable relationship between settlement and landscape although it is beginning to be mitigated by maturing garden vegetation with time.
- The approach from the east is substantially suburbanised and slightly sprawling. This impression is emphasised by the Fire Services College and the industrial estate, both of which extend the towns urbanising influence substantially to the east of the town.
- The disruption of views to the church by abrupt and unsympathetic housing edges, for example from Evenlode Road.

Landscape sensitivity considerations

16.14. The western edge of the town is within the AONB which is of National Landscape Importance and indicates the link between the settlement and the rising slopes to the west. To the north and south the landscape has been designated as a Special Landscape Area in recognition of the more subtle character and qualities of the landscape.

16.15. The ability of the landscape to accommodate development on the western side of the town is constrained by the character and scale of the landscape including the link to the slopes to the west, and the importance of maintaining the visually permeable relationship between settlement and rural context.

16.16. The green wedges which enter the town from the north and south are important to its urban form and relationship with the landscape and river corridor and should not be developed.

16.17. The larger scale brownfield and arable and pasture land to the east and south of the town respectively have some potential to accept appropriate development.

Constraints to be taken into account

16.18. The constraints are shown on Figure M2 and M3 and are summarised below.

- AONB west of the railway
- SLA to the north and south of the town
- Elis's Plantation and Lemington Heath Key Wildlife Site on the eastern side of the Fire Services College
- Monarch's Way and Diamond Way which run primarily on the western edge of the settlement
- The floodplain of the Evenlode

16.19. There is also some Grade 2 agricultural land to the south west of the town.

Areas where development is not suitable

16.20. Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- The western margin of the town (within the AONB) should not be developed due to the character of the landscape and the settlement's relationship to its agricultural setting.

- The two green wedges entering the town from the north and south should be avoided to retain the close relationship between the town and its agricultural setting, protect views to the church and maintain the floodplain/valley floor free of development.
- The open countryside to the north of the town which currently relatively unspoilt, rural and open and has limited connection to the town should remain undeveloped.
- Key Wildlife Site in the Fire Service College.

Suggested environmental improvements

16.21. The following areas would benefit from environmental improvement:

- The environment of the Cotswold Business Park would benefit from further landscape infrastructure planting.
- The 'green wedge' of the Evenlode alongside the railway would benefit from improved management to develop its landscape and recreational potential. This might include increased riparian tree planting. In the long term opportunities should be sought to link the area to the 'wedge' to the north.
- The southern edge of the town would benefit from substantial planting to soften (but not necessarily screen) the harsh edge to development.

Potential sites for development

16.22. The sites put forward in the SHLAA are considered in turn and located in Figures MM2 and MM3.

Site Reference: M_12A	Settlement: Moreton-in-Marsh
DESCRIPTION:	
<p>The site comprises of part of a single flat improved pasture field on the south eastern side of the settlement. Housing lies to the north, providing a straight and virtually unmitigated edge to the built form. Cotswold Business Park lies to the north east and though not screened has units clad in dark green, which is visually recessive colour and which assists in reducing the development's impact. To the east, there is an outgrown hedge with the sewage works beyond. To the south is a highways depot with a domed salt store set within trees and further pastoral fields beyond a low cut hedge. Evenlode Road lies to the west beyond which are rural houses, smallholdings in small hedged fields and allotments. A public footpath crosses the site diagonally and appears well used, linking the settlement with the countryside. Views are possible from the footpath to the treed skyline to the south/south east across the very gently rolling landscape and intervening hedges and trees. The site's tranquillity is limited by the presence of adjacent development.</p>	
LANDSCAPE SENSITIVITY:	
Evaluation:	Medium
Justification:	
<p>The site has susceptibility to housing development in respect of being located in open countryside on the quiet southern approaches to the town with the PROW crossing the field and a low hedge for part of the southern boundary. Its eastern, and part of its southern, boundaries are not defined by physical field boundaries. Its value is for local recreation. However, the housing to the north is a somewhat harsh edge and could be improved and the improved pasture is of limited intrinsic value and is generally well screened from the wider landscape. There is potential for development provided that further woodland screening is located to the south east to help integrate any development into the landscape.</p>	
LANDSCAPE CONTEXT	
<i>National Character Area:</i>	Cotswolds
<i>Landscape Character Type:</i>	Pastoral Lowland Vale
<i>Landscape Character Area:</i>	Upper Evenlode Vale
<i>Historic Landscape Character:</i>	Existing settlement - present extent
CONSTRAINTS/DESIGNATIONS	
<i>Landscape:</i>	within Moreton-in-Marsh Surrounds Special Landscape Area
<i>Historic:</i>	none
<i>Biodiversity:</i>	none
<i>Other (floodplain, PROWs):</i>	none

Site Reference: M_19A	Settlement: Moreton-in-Marsh
DESCRIPTION:	
<p>The site is a large arable field on the southern edge of the settlement and part of the field to the south. These are gently rolling and slope towards a watercourse/tributary of the Evenlode in the open countryside to the south. The two fields are separated by an outgrown hedge with trees which helps screen the existing linear housing edge in maturing gardens to the north in views from the A429 Fosse Way approaching the settlement from the south. This road is busy and with the housing reduces the tranquillity of the site. Beyond the road to the west is the recent North Cotswold Hospital and a garden centre in relatively discreet dark green cladding. To the east, agricultural land slopes to the railway and then occupies the floodplain of the River Evenlode. A promoted public footpath (Diamond Way) runs on the eastern edge of the site linking the settlement with the landscape to the south.</p>	
LANDSCAPE SENSITIVITY:	
Evaluation:	High/medium
Justification:	
<p>The site is susceptible to development for housing in respect of it being open to views from the south compared to the relatively well screened and mitigated settlement edge and clearly extending the settlement southwards. It also lies adjacent to the Diamond Way. It also lies within the SLA which includes the countryside to the south. The most sensitive part of the site is the portion of field to the south of the hedgerow. Any development here would be essentially linear and unscreened or mitigated for a considerable time and would be very clearly visible. It would detract significantly from the countryside to the south and the approaches. The field to the north would be less sensitive due to the mitigation of the hedge and would reflect the extent of the hospital to the west. It would be important for it to act as a positive gateway development to the settlement and address the Fosse Way and countryside carefully.</p>	
LANDSCAPE CONTEXT	
<i>National Character Area:</i>	Cotswolds
<i>Landscape Character Type:</i>	17. Pastoral Lowland Vale
<i>Landscape Character Area:</i>	Vale of Moreton
<i>Historic Landscape Character:</i>	Less irregular enclosure partly reflecting former unenclosed cultivation patterns
CONSTRAINTS/DESIGNATIONS	
<i>Landscape:</i>	within Moreton-in-Marsh Surrounds Special Landscape Area
<i>Historic:</i>	none
<i>Biodiversity:</i>	none
<i>Other (floodplain, PROWs):</i>	none

Site Reference: M_19B	Settlement:	Moreton-in-Marsh
DESCRIPTION:		
<p>The site is a medium-sized arable field on the southern edge of the settlement gently sloping towards the River Evenlode to the east. The railway lies to the east with occasional trains. Beyond this is the floodplain with pastoral fields. An outgrown hedge lies to the south and the existing linear housing edge in maturing gardens lies to the north. The A429 Fosse Way lies to the west beyond a large field and is audible and with the housing reduces the tranquillity of the site to an extent although the site is orientated away from it. Beyond the road to the west the recent North Cotswold Hospital is apparent. A promoted public footpath (Diamond Way) runs on the western edge of the site linking the settlement with the landscape to the south. An agricultural shed lies at Dunstall Farm to the south west. This acts as a small focus in an otherwise structure free landscape. The site lies in an SLA.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	Medium	
Justification:		
<p>The site is susceptible to development for housing in respect of it extending the settlement southwards, visible from the railway and lying adjacent to the Diamond Way. It also lies within the SLA which includes the surrounding countryside. However, development in the field would be less noticeable from the Fosse Way, could be partially mitigated initially by the hedges to the south and south west and would reflect the extent of the hospital to the west. If developed, further mitigation to the countryside would be needed to help soften the edge.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	17. Pastoral Lowland Vale	
<i>Landscape Character Area:</i>	Vale of Moreton	
<i>Historic Landscape Character:</i>	Less irregular enclosure partly reflecting former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	within Moreton-in-Marsh Surrounds Special Landscape Area	
<i>Historic:</i>	none	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	none	

Site Reference: M_21	Settlement: Moreton-in-Marsh
DESCRIPTION:	
<p>The site is a mix of woodland and rough grassland forming the western part of a former airfield now used as part of the Fire Service College. It is on very gently sloping land falling very gently to the south west. There is a strong woodland belt to the north and west which assists in screening the site from these directions. To the south west there is an outgrown hedgerow with few trees and there is now a developing housing site to the south. The eastern part of the site lies in more open grassland adjacent to one of the former runways with this edge of the site open to the majority of the airfield site. Housing would have views of any development on the site above the hedgerow or recently former bund to the east. The use of the site is semi-industrial in character with a degraded quality.</p>	
LANDSCAPE SENSITIVITY:	
Evaluation:	Medium/low
Justification:	
<p>The site's susceptibility to change through housing mainly relates to the woodland belts to the north and west. These are important landscape features and enclose and screen the site, acting also as a backcloth to views from the south and south west along the green corridor. Providing these are retained, housing on the rest of this site would be likely to be acceptable. It is important that if the Fire Service College site is developed that a coherent and connected masterplan is developed to accommodate housing and employment uses as well as the Fire Service College.</p>	
LANDSCAPE CONTEXT	
<i>National Character Area:</i>	Cotswolds
<i>Landscape Character Type:</i>	Pastoral Lowland Vale
<i>Landscape Character Area:</i>	Upper Evenlode Vale
<i>Historic Landscape Character:</i>	Disused 20th century military site (inaccurate-now used as fire training college)
CONSTRAINTS/DESIGNATIONS	
<i>Landscape:</i>	none
<i>Historic:</i>	none
<i>Biodiversity:</i>	none
<i>Other (floodplain, PROWs):</i>	none

Site Reference: MOR_E5	Settlement:	Moreton-in-Marsh
DESCRIPTION:		
<p>The site forms the bulk of the Fire Service College on very gently sloping land falling to the south west. The college building complex forms the core of the site to the south east with structures mostly around 2 storeys high and a low stack. There are three runways and associated with these there are a variety of spaced out buildings, structures and mock ups for fire training. These include isolated concrete buildings/towers upto 6 storeys high, a concrete ship and railway carriages. There are also various vehicles and storage containers. Between the runways is mown grass. The site is contained from wider view by deciduous woodland belts to the north, north east and south, where the A44 runs. There is also a substantial deciduous woodland to the south east- Elis's Plantation and Lemington Heath Coppice which are also a Key Wildlife Site (KWS). To the west, there is new housing set behind 3m high earth bunds. The top storeys of the housing do look over the site. The use of the site is semi-industrial in character with little apparent visual coherence and a degraded quality- although some organisation is apparent and the site is very interesting due to the strange juxtapositions of structures and their use. The SLA extends to the north and south of the site in open countryside with low cut hedges and occasional trees so the site's woodland edges are apparent in the wider landscape. To the east there are a series of fields with outgrown hedges on level land in Warwickshire.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	Medium/low	
Justification:		
<p>The site's susceptibility to change through economic development mainly relates to the woodland copses and belts to the north, south and east. These are very important landscape features and enclose and screen the site, acting also as a backcloth to views from the south from the A44 approaches and PROWs, and from the minor roads and other PROWs to the north and east. They also include a KWS. Providing these are retained and reinforced/widened to the north and south, employment on the rest of this site would be likely to be acceptable provided it ensured that it was not apparent from the wider landscape and there was substantial screening between it and housing to the west. It is important that if the Fire Service College site is developed that a coherent and connected masterplan is developed to accommodate housing and employment uses as well as the Fire Service College.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	Pastoral Lowland Vale	
<i>Landscape Character Area:</i>	Upper Evenlode Vale	
<i>Historic Landscape Character:</i>	Disused 20th century military site (inaccurate-now used as fire training college)	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	none	
<i>Historic:</i>	none	
<i>Biodiversity:</i>	Elis's Plantation and Lemington Heath Coppice Key Wildlife Site	
<i>Other (floodplain, PROWs):</i>	none	

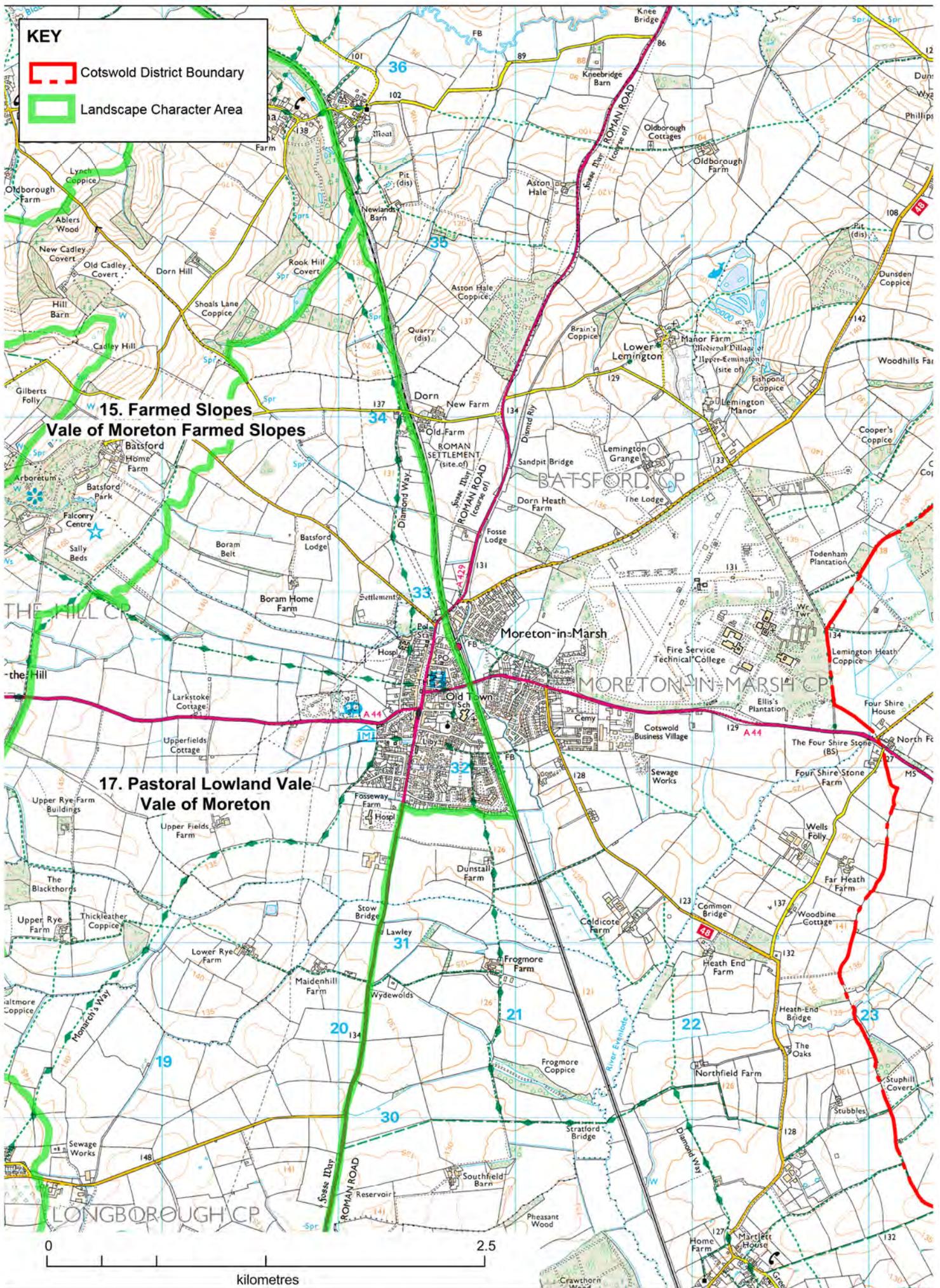
Site Reference: MOR_E6	Settlement: Moreton-in-Marsh
DESCRIPTION:	
<p>The site forms the south western corner of the Fire Service College on very gently sloping land falling to the south west. The site comprises part of a runway, mown grass and a deciduous tree belt to the south, beyond which the A44 runs. To the west, there is new housing set behind a 3m high earth bund. The top storeys of the housing look over the site. The use of the site is semi-industrial in character and the sound of traffic on the road reduces tranquillity. The site's trees are apparent in the wider landscape to the south.</p>	
LANDSCAPE SENSITIVITY:	
Evaluation:	Medium/low
Justification:	
<p>The site's susceptibility to change through economic development mainly relates to the woodland belt to the south, proximity to the A44 and proximity to housing to the west. The woodland belt encloses and screens the site, acting also as a backcloth to views from the south from the A44 approaches and PROWs. Providing this is retained and reinforced/widened, employment on this site would be likely to be acceptable provided it ensured that it was not apparent from the wider landscape and there was substantial screening between it and housing to the west. It is suggested that no storage areas should be located on the A44 frontage and units should face this aspect and not exceed 10m high. It is important that if the Fire Service College site is developed that a coherent and connected masterplan is developed to accommodate housing and employment uses as well as the Fire Service College.</p>	
LANDSCAPE CONTEXT	
<i>National Character Area:</i>	Cotswolds
<i>Landscape Character Type:</i>	Pastoral Lowland Vale
<i>Landscape Character Area:</i>	Upper Evenlode Vale
<i>Historic Landscape Character:</i>	Disused 20th century military site (inaccurate-now used as fire training college)
CONSTRAINTS/DESIGNATIONS	
<i>Landscape:</i>	none
<i>Historic:</i>	none
<i>Biodiversity:</i>	none
<i>Other (floodplain, PROWs):</i>	none

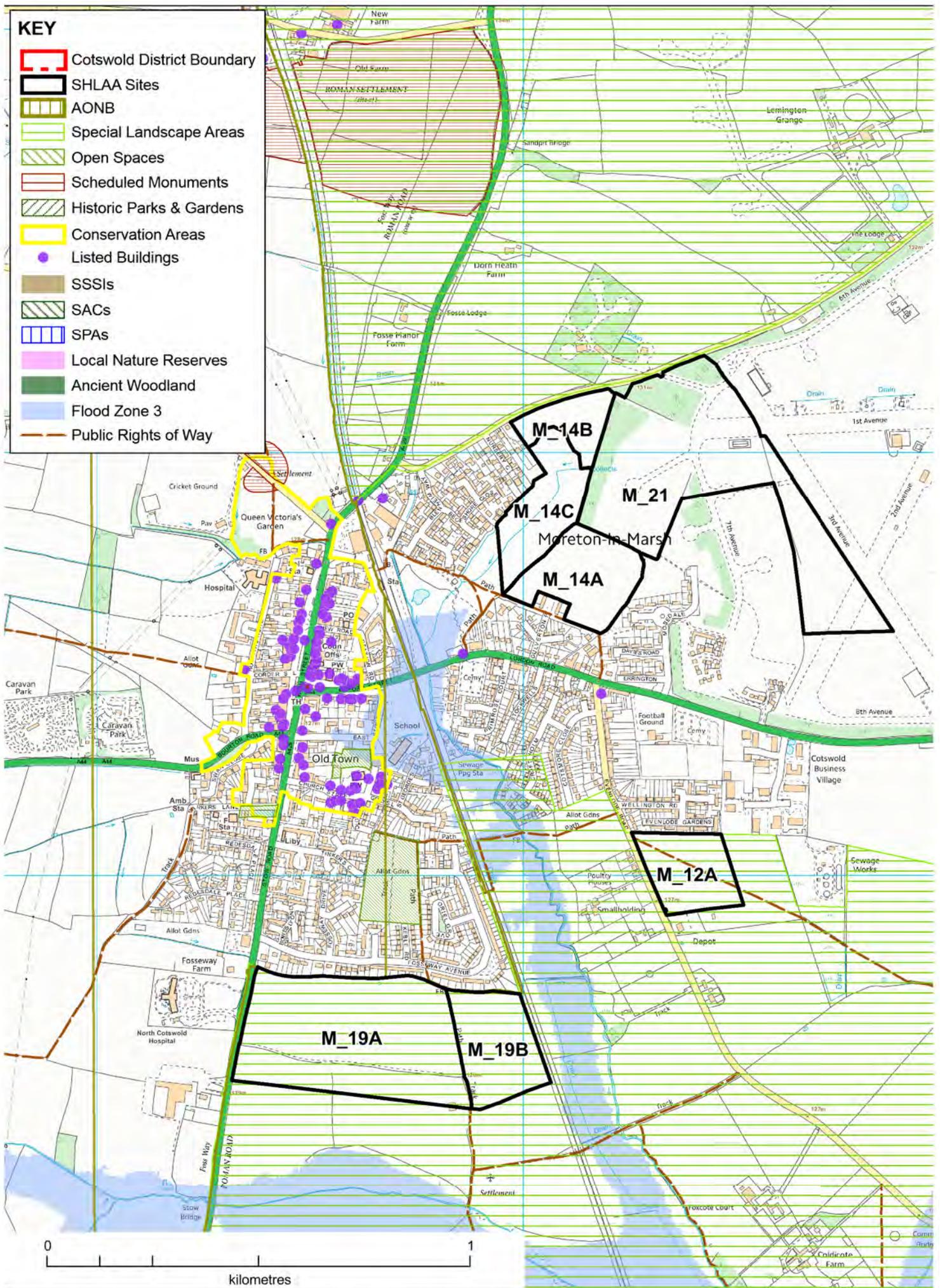
Site Reference: MOR_E7	Settlement:	Moreton-in-Marsh
<p>DESCRIPTION:</p> <p>The site forms the south eastern edge of the Fire Service College on very gently sloping land falling to the south. It provides the main edge along the A44 road approaches. The entrance to the college and the southern portion of the college building complex forms the western part of the site with structures around one or two storeys high. To the west of the entrance avenue there is a tree belt which also extends along the A44 frontage. There is also mown grass. To the east of the avenue there is a larger mown grass area with some trees with a low hedge abutting the road allowing glimpse views into the site with heavily filtered views of the buildings. Further east, the southern part of Lemington Heath Coppice which is a Key Wildlife Site reaches the A44. The far eastern corner of the site comprises a mown grass area with free standing trees and a low cut hedge and tree boundary to the south along the road and to the east. This area appears to form part of the wider countryside to the east with no indication of the college buildings apparent. Substantial parts of the site are open to view on the A44 approaches which also has more distant glimpse views of a roof in the Cotswold Business Park to the south west. The road reduces tranquillity. The site appears very well maintained and dominated by the woodland backcloth which is a positive feature. The SLA extends to the south of the site in open countryside with low cut hedges and occasional trees so the site's woodland edges are apparent in the wider landscape.</p>		
<p>LANDSCAPE SENSITIVITY:</p> <p>Evaluation: High/medium</p> <p>Justification:</p> <p>The site's susceptibility to change through economic development mainly relates to the woodland copses and belts which are positive features and to the openness to view to the A44 and the wider countryside in the SLA to the south. They also include part of Elis's Plantation and Lemington Heath Coppice Key Wildlife Site. Any development east of the entrance avenue would significantly and obviously extend development out into the countryside and would be highly undesirable. Redevelopment of the buildings to the west of the entrance avenue and possibly on the grass adjacent would be likely to be acceptable provided it was ensured that it was not apparent from the wider landscape and there was additional screening between it and the A44 and entrance avenue. It is important that if the Fire Service College site is developed that a coherent and connected masterplan is developed to accommodate housing and employment uses as well as the Fire Service College.</p>		
<p>LANDSCAPE CONTEXT</p> <p><i>National Character Area:</i> Cotswolds</p> <p><i>Landscape Character Type:</i> Pastoral Lowland Vale</p> <p><i>Landscape Character Area:</i> Upper Evenlode Vale</p> <p><i>Historic Landscape Character:</i> Disused 20th century military site (inaccurate-now used as fire training college)</p>		
<p>CONSTRAINTS/DESIGNATIONS</p> <p><i>Landscape:</i> none</p> <p><i>Historic:</i> none</p> <p><i>Biodiversity:</i> Elis's Plantation and Lemington Heath Coppice Key Wildlife Site</p> <p><i>Other (floodplain, PROWs):</i> none</p>		

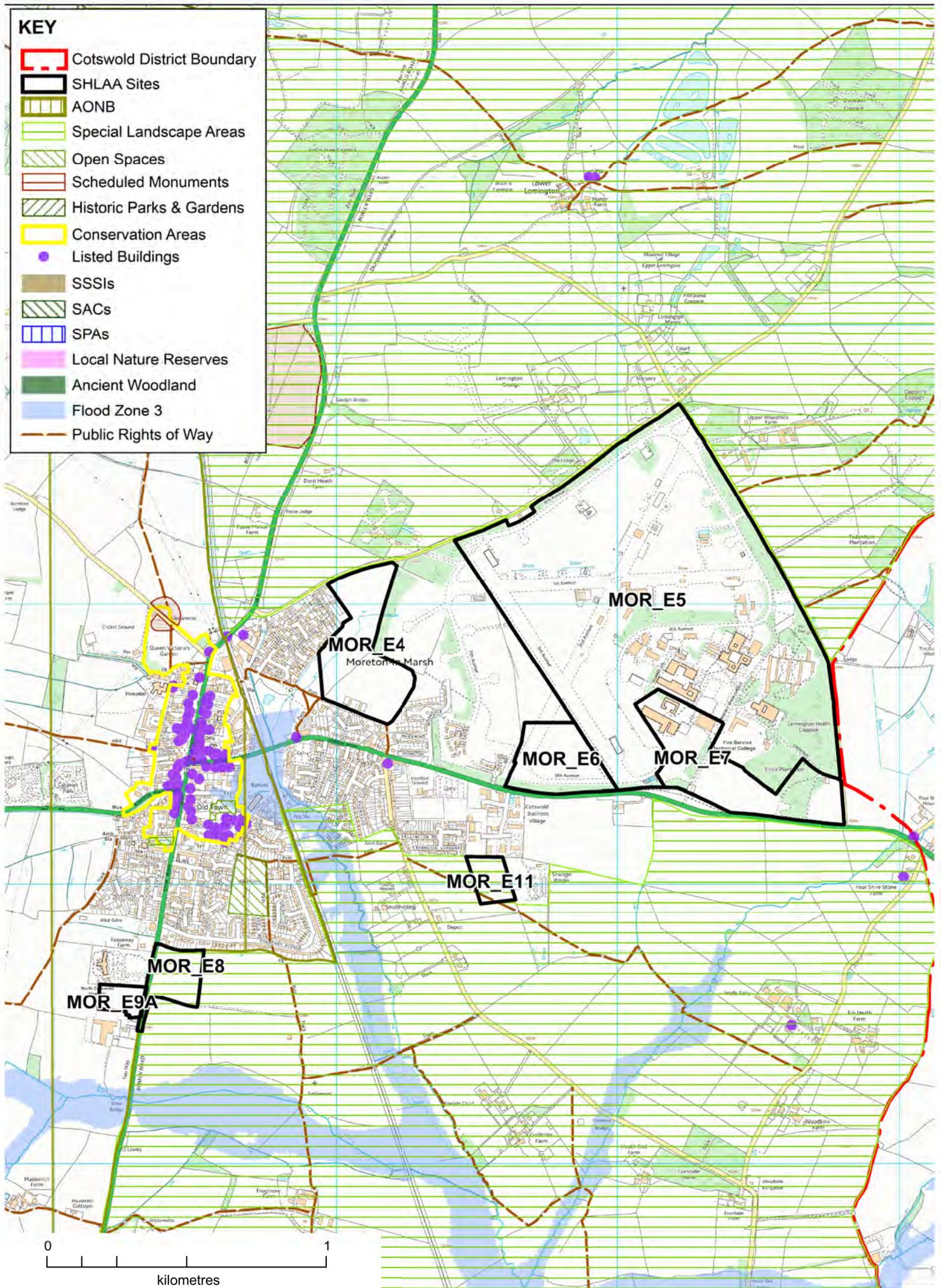
Site Reference: MOR_E8	Settlement: Moreton-in-Marsh
DESCRIPTION:	
<p>The site forms the eastern part of a large arable field on the southern edge of the settlement. It is gently rolling and slopes towards a watercourse/tributary of the Evenlode in the open countryside to the south. To the south is an outgrown hedge with trees which helps screen the existing linear housing edge in maturing gardens to the north in views from the A429 Fosse Way approaching the settlement from the south. This road is busy and with the housing reduces the tranquillity of the site. Beyond the road to the west is the recent North Cotswold Hospital and a garden centre in relatively discreet dark green cladding. To the east agricultural land slopes to the railway and then occupies the floodplain of the River Evenlode. A promoted public footpath (Diamond Way) runs on the eastern edge of the field in which the site is located linking the settlement with the landscape to the south. The Cotswold AONB lies to the east of the A429 and the site is within an SLA.</p>	
LANDSCAPE SENSITIVITY:	
Evaluation:	Medium
Justification:	
<p>The site is susceptible to development for economic development in respect of it being more open to views from the A429 compared to the relatively well screened and mitigated settlement edge and clearly extending the settlement southwards. It also would affect the visual amenity of adjacent residents and be visible to users of the Diamond Way. It lies within the SLA which includes the countryside to the south. However, development here would reflect the extent of the hospital to the west. Overall, this site would be more sensitive to employment uses than housing unless the buildings were very high quality within spacious well landscaped curtilages and of limited height ie 2 storeys maximum. It would be important for any development to act as a positive gateway development to the settlement and address the Fosse Way and countryside carefully.</p>	
LANDSCAPE CONTEXT	
<i>National Character Area:</i>	Cotswolds
<i>Landscape Character Type:</i>	Pastoral Lowland Vale
<i>Landscape Character Area:</i>	Upper Evenlode Vale
<i>Historic Landscape Character:</i>	Existing settlement - present extent
CONSTRAINTS/DESIGNATIONS	
<i>Landscape:</i>	within Moreton-in-Marsh Surrounds Special Landscape Area
<i>Historic:</i>	none
<i>Biodiversity:</i>	none
<i>Other (floodplain, PROWs):</i>	none

Site Reference: MOR_E9A	Settlement:	Moreton-in-Marsh
DESCRIPTION:		
<p>The site is a small flat arable lying between the recent North Cotswold Hospital and a garden centre in relatively discreet dark green cladding on the A429 Fosse Way southern approaches to the settlement. The hospital is currently quite visible from the south and from the rising ground to the west as mitigation has not fully established but the garden centre looks like agricultural buildings which is helpful. A low hedge separates the site from the road which is busy and, with the adjacent development, reduces the tranquillity of the site. There is no field boundary on the western edge of the site although a low cut hedge lies further to the west. A public footpath runs along this hedge linking the settlement with the landscape to the south. The site lies within the Cotswold AONB and an SLA lies to the east. The wooded hill slopes within the AONB lie a little way to the west and form the backcloth to the site.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	Medium	
Justification:		
<p>The site is susceptible to development for economic development in respect of it being open to views from the A429 and clearly reinforcing the extension of the settlement southwards, whereas the garden centre has the appearance of an agricultural building complex and so fits in reasonably well into the countryside. The site lies within the AONB which includes the countryside to the south and west. However, development here may be hard to resist as it lies between other developments. It would be important for any development to respond in a similar low key way as the garden centre although possibly with increased coherence, and act as a positive gateway development to the settlement and address the Fosse Way and countryside to the east carefully with significant tree planting to help integrate it.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	17. Pastoral Lowland Vale	
<i>Landscape Character Area:</i>	Vale of Moreton	
<i>Historic Landscape Character:</i>	Less irregular enclosure partly reflecting former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	within Cotswolds AONB	
<i>Historic:</i>	none	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	none	

Site Reference: MOR_E11	Settlement: Moreton-in-Marsh
DESCRIPTION:	
<p>The site comprises the eastern part of a single flat improved pasture field on the south eastern side of the settlement. The Cotswold Business Park lies to the north and though not screened has units clad in dark green, which is visually recessive colour and assists in reducing the development's impact. Housing lies to the north west, providing a straight and virtually unmitigated edge to the built form. To the east, there is an outgrown hedge with the sewage works beyond. To the south further pastoral fields beyond a low cut hedge and to the south west is a highways depot with a domed salt store set within trees. Evenlode Road lies to the west across the field. Beyond this are rural houses, smallholdings in small hedged fields and allotments. A public footpath crosses the site diagonally and appears well used, linking the settlement with the countryside. Views are possible from the footpath to the treed skyline to the south/south east across the very gently rolling landscape and intervening hedges and trees. The site's tranquillity is limited by the presence of adjacent development.</p>	
LANDSCAPE SENSITIVITY:	
Evaluation:	Medium
Justification:	
<p>The site has susceptibility to economic development in respect of being located in open countryside on the quiet southern approaches to the town with the PROW crossing the field and a low hedge for part of the southern boundary. Its value is for local recreation. However, the improved pasture is of limited intrinsic value and is screened from the wider landscape to an extent through trees, hedges and new woodland planting further south. There is potential for development provided that further woodland screening is located to the south east to help integrate any development into the landscape.</p>	
LANDSCAPE CONTEXT	
<i>National Character Area:</i>	Cotswolds
<i>Landscape Character Type:</i>	Pastoral Lowland Vale
<i>Landscape Character Area:</i>	Upper Evenlode Vale
<i>Historic Landscape Character:</i>	Existing settlement - present extent
CONSTRAINTS/DESIGNATIONS	
<i>Landscape:</i>	within Moreton-in-Marsh Surrounds Special Landscape Area
<i>Historic:</i>	none
<i>Biodiversity:</i>	none
<i>Other (floodplain, PROWs):</i>	none







17. NORTHLEACH

Settlement character

- 17.1. Northleach is a small town located to the east of the junction of the old Gloucester to London Road and the A429 Fosse Way. The town lies around 100m from the Roman road astride the old road while the A40 now bypasses the town around 500m to the north.
- 17.2. Though a settlement was on this site at the time of Domesday [possibly near the church] the core of the town owes its layout to its establishment as a medieval planned town by the Abbey of Gloucester in 1220. Eighty burgage plots were laid out along the road bordering the River Leach and focussing on the triangular market place. The town prospered on the wool trade and boasts a magnificent Wool Church, St Peter and St Paul's, built just west of the Market Square in the 15th century. This is a dominant feature of the town and benefits from a setting, to the west, of the manor house and small pastoral fields still operated by the adjacent Church Farm.
- 17.3. The buildings constructed over this period have left a superb built heritage and are contained within an extensive Conservation Area focussed on the fine High Street buildings. Though many of the burgage plots are still in existence, most noticeably bordering the River Leach, some have been built upon and the pattern altered - this has occurred primarily to the north of the High Street.
- 17.4. There has been considerable 20th century development to the north of the town up the valley side and, more recently, both eastwards and westwards along the valley. This begins to be visually intrusive at the higher level although a tree belt above it helps to ameliorate its impact to an extent. An interesting feature of the town is that it has not expanded to meet the Fosse Way. This was originally because the parish boundary lay on the road so the town could not sit astride the highway. However, there are some buildings around the junction including the Old Police Station, now used as a rural museum. Also, there seems to be little development on the south side of the river. It is not clear, however, where the course of the river runs between the Fosse Way and Millstream Cottages.

Landscape Character

- 17.5. Northleach lies in the Cotswolds National Landscape Character Area 107 and is classified as High Wold Dip-Slope Valley landscape type in the Upper/Middle Leach Valley LCA. The upper slopes of the valley and higher ground on either side is within the Cotswolds High Wold Dip Slope LCA.
- 17.6. The town lies along and close to the source of the River Leach which runs south east through the Cotswold oolitic limestone dipslope to join the Thames below Lechlade.
- 17.7. The topography is a rolling valley lying between the broad flat intervening ridges of the Cotswolds dip slope. The Leach valley [at around 160mAOD] has an enclosed character with woodland belts on the convex upper slopes, arable land and pasture on the steeper and wetter areas and a watercourse on a narrow but distinct floodplain. A small tributary valley to the west running up to Seven Springs widens the valley at the confluence. This valley landscape contrasts with the dip landscape which reaches 200m AOD where wide views are possible and which feels slightly remote and exposed. This consists of open mixed arable and pastoral farming, larger fields, well trimmed hedges, some stone walls, blocks and strips of woodland.
- 17.8. The agricultural land classification is Grade 3 with Grade 4 on the valley bottom.

Relationship of the settlement with the surrounding landscape

- 17.9. The settlement has the following key relationships with the surrounding landscape:

Positive:

- The valley of the River Leach effectively encloses the town minimising views from the wider dip landscape.
- Pasture land still forms the setting for the church and manor house wrapping around the west of the town and also separating it from Fosse Way. The tower of the church is a distinctive landmark which can be seen in its green setting from Fosse Way. This view is important to the perception of the town.

- The openness of the south side of the valley and the floodplain provide a valuable setting to the old linear town on the lower slopes of the valley and a resource for countryside access.

Negative:

- The expansion of the town up the northern valley side, particularly Fortey Road but also around Tayler Road, provides a homogenous, monotonous suburban edge to the town hugging the 180mAOD contour which does not complement the landscape or town.
- The Tayler Road development, despite planting on its edge, runs too close to the Fosse Way and exhibits standard house types which do not complement the Cotswold vernacular.
- Housing above and around the fire station does not provide a positive setting to the church and is visible from the Fosse Way.
- The more recent extension of the town eastwards has been carried out with more reference to the Cotswold style but still presents a relatively homogenous block which is clearly a housing estate built all at one time. A better introduction is needed for those approaching the town from the east

Landscape sensitivity considerations

17.10. The landscape is typical of the AONB character area surrounding Northleach.

17.11. Long views are limited by the enclosing valley form. Areas sensitive to further development are to the south and west of the town towards the Fosse and any further up the northern slopes where 180mAOD has been taken as the upper limit to expansion.

Constraints to be taken into account

17.12. The constraints are shown on Figures N2 and N3 and are summarised below:

- AONB covering all of town and surrounding landscape
- Conservation Area
- Listed buildings and their settings
- The floodplain of the Leach

Areas where development is not suitable

17.13. Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- In the environs of the church and manor house as this is an essential setting to some of the most important buildings in the conservation area and in the town
- Between the town and Fosse Way to retain the town's historic separation and to keep the Fosse Way as rural as possible in this area.
- Above the existing housing on the north side of the town because of high visibility
- South of the River Leach to retain the rural character and setting to the burgage plots, which is a characteristic of the town, and to maintain countryside access.
- Further development west of the Fosse Way to prevent sprawl of the town into the countryside.

Suggested environmental improvements

17.14. The following environmental improvements are suggested:

- Fosse Way junction requires careful treatment to ensure it complements the town.
- Woodland planting adjacent to housing facing Fosse Way.
- Woodland planting at the top of Bettenson Rise to act as backcloth to housing and as a setting for church.
- Improved management of floodplain land by new leisure centre.

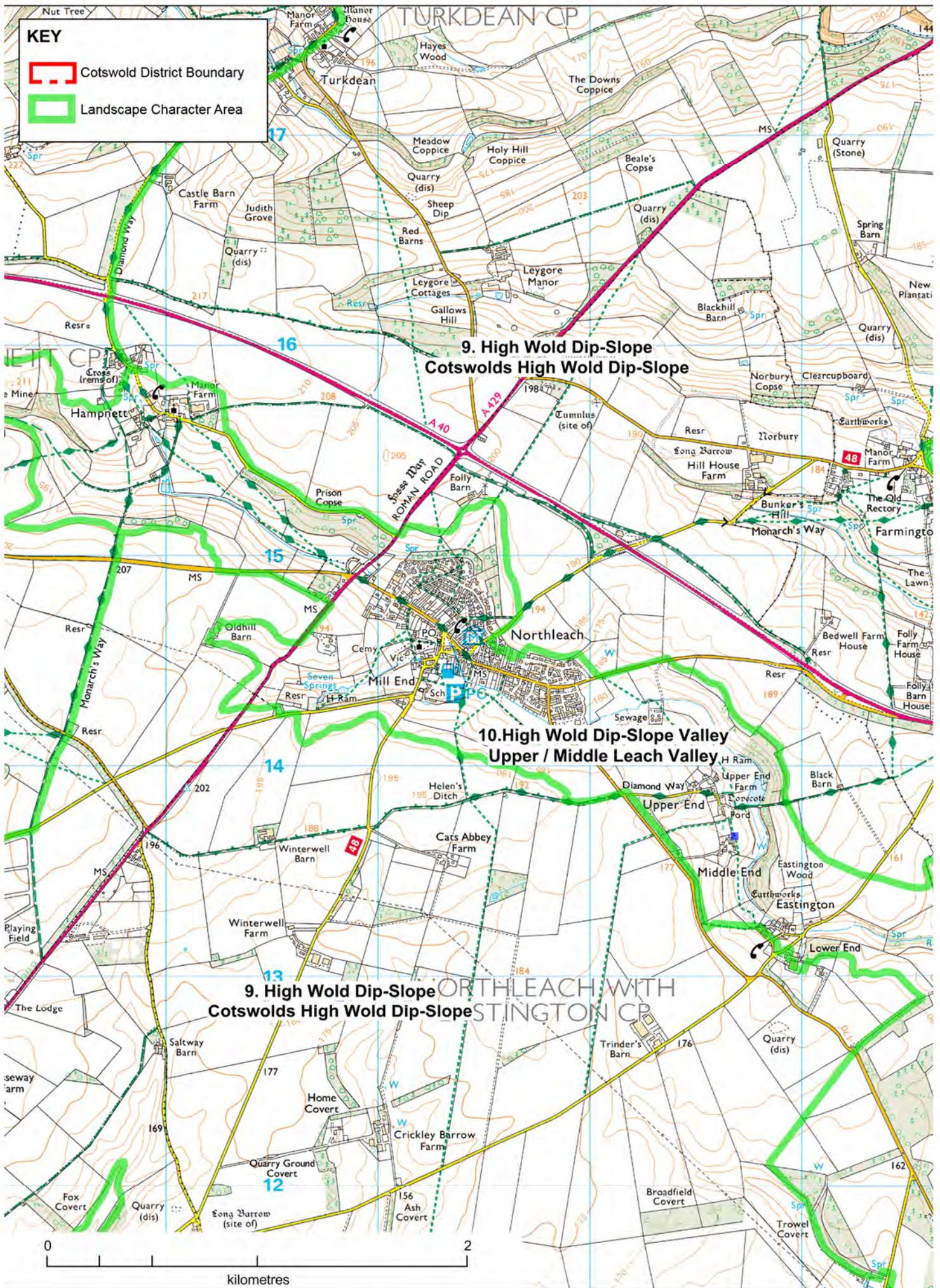
Potential sites for development

17.15. The sites put forward in the SHLAA are considered in turn and located on Figures N2 and N3.

Site Reference: N_1A	Settlement:	Northleach
DESCRIPTION:		
<p>This site is a walled, open meadow used for informal recreation and lies on the lower slopes of the valley in which the settlement predominantly on its eastern edge. It adjoins recent housing on its western boundary and East End Road, the main approach to the settlement from the A40 from the east, as its northern boundary, with a few ornamental trees which do not form a screen and a low stone wall. Beyond the road to the north lies the eastern edge of recent housing along Nostle Road and an open pasture field. To the east, lies open countryside and a field of ancient pasture, similar in scale, quality and landform to this site, which slopes gently down from the road towards the watercourse close to its southern boundary. However, this field is fenced rather than walled to the east. From the watercourse the landform rises up the valley side to the south which contains views. There are long views to the east across more pasture fields of a pleasing small valley system, with the small sewage works on the valley floor largely screened by deciduous vegetation. The site lies in the Cotswold AONB.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	Medium	
Justification:		
<p>The susceptibility of this site to housing development lies in its location on the edge of the settlement, with open countryside on three sides and with extensive intervisibility with the wider landscape to the east. There are open views across the whole site from East End Road which is the main settlement approach from the east and from the PROW crossing the valley. The presence of valley sides to north and south reduce the visibility of the site within the wider landscape, but do not mitigate the potential impact of development at a local level, and indeed channel views. The site's location within the Cotswolds AONB is indicative of its value, and it makes a significant contribution to the setting of the eastern edge of the settlement, serving as a gateway to it from this side. Overall, the site is sensitive but it is accepted that recent development is visible across the site. Housing development here would only be acceptable if it was carried out to a very high standard to create a more pleasing indented and varied edge to the settlement on this side with the wall the 'natural' boundary.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	10.High Wold Dip-Slope Valley	
<i>Landscape Character Area:</i>	Upper / Middle Leach Valley	
<i>Historic Landscape Character:</i>	Regular organised enclosure ignoring former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	within Cotswolds AONB	
<i>Historic:</i>	none	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	none	

Site Reference: N_14B	Settlement: Northleach
DESCRIPTION:	
<p>This site lies on the eastern edge of Northleach, with recent housing along its western boundary and open pasture fields to north, east and south, with East End road which is the main approach to the settlement from the A40 from the east providing clear views into the site along its southern boundary. It consists of a sloping pasture field (formerly arable?) with low stone wall boundaries, with ridgelines in adjoining fields and a scrub belt screening longer views to north and north-east, although there are long views along an attractive pasture valley to the east and south east. East End road is busy, so this is not a tranquil site, although views to the south are of an attractive small valley of ancient pasture (the small sewage farm on the valley floor is quite well screened by vegetation). The site lies within Cotswold AONB.</p>	
LANDSCAPE SENSITIVITY:	
Evaluation:	Medium to High/medium
Justification:	
<p>This site is susceptible to housing development by reason of its sloping character which exposes it to view to the east, its location in open countryside and by its association with the wider farmed landscape. Its location within the Cotswolds AONB is indicative of its landscape value. However, within the wider landscape the site is well screened except from the east and south east, where it is seen against a backdrop of existing housing when approaching the settlement from the east. Housing development here would only be acceptable if it was carried out to a very high standard to create a more pleasing indented and varied edge to the settlement on this side. Should development be permitted, creation of a stronger treed boundary along its northern edge would be essential and a strong component of locally indigenous trees within the site to break up the development form, and on the eastern and southern site boundaries would help mitigate its impact from this approach. The eastern boundary wall should be renovated.</p>	
LANDSCAPE CONTEXT	
<i>National Character Area:</i>	Cotswolds
<i>Landscape Character Type:</i>	10.High Wold Dip-Slope Valley
<i>Landscape Character Area:</i>	Upper / Middle Leach Valley
<i>Historic Landscape Character:</i>	Regular organised enclosure ignoring former unenclosed cultivation patterns
CONSTRAINTS/DESIGNATIONS	
<i>Landscape:</i>	COTSWOLDS AONB
<i>Historic:</i>	none
<i>Biodiversity:</i>	none
<i>Other (floodplain, PROWs):</i>	none

Site Reference: NOR_E3A	Settlement:	Northleach
DESCRIPTION:		
<p>This site is a walled, open meadow used for informal recreation and lies on the lower slopes of the valley in which the settlement predominantly on its eastern edge. It adjoins recent housing on its western boundary and East End Road, the main approach to the settlement from the A40 from the east, as its northern boundary, with a few ornamental trees which do not form a screen and a low stone wall. Beyond the road to the north lies the eastern edge of recent housing along Nostle Road and an open pasture field. To the east, lies open countryside and a field of ancient pasture, similar in scale, quality and landform to this site, which slopes gently down from the road towards the watercourse close to its southern boundary. However, this field is fenced rather than walled to the east. From the watercourse the landform rises up the valley side to the south which contains views. There are long views to the east across more pasture fields of a pleasing small valley system, with the small sewage works on the valley floor largely screened by deciduous vegetation. The site lies in the Cotswold AONB.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	High	
Justification:		
<p>The susceptibility of this site to economic development lies in its location on the residential edge of the settlement, with open countryside on three sides and with extensive intervisibility with the wider landscape to the east. There are open views across the whole site from East End Road which is the main approach from the east and from the PROW crossing the valley. The presence of valley sides to north and south reduce the visibility of the site within the wider landscape, do not mitigate the potential impact of development at a local level, and indeed channel views. The site's location within the Cotswolds AONB is indicative of its value, and it makes a significant contribution to the setting of the eastern edge of the settlement, serving as a gateway to it from this side. It is therefore considered inappropriate for economic development, which would be out of scale and context in this location.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	10.High Wold Dip-Slope Valley	
<i>Landscape Character Area:</i>	Upper / Middle Leach Valley	
<i>Historic Landscape Character:</i>	Regular organised enclosure ignoring former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	within Cotswolds AONB	
<i>Historic:</i>	none	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	none	



18. SIDDINGTON

Settlement character

- 18.1. Siddington is a village lying south of Cirencester in the Churn valley on a minor road to Ashton Keynes. The main settlement edge lies 500m from Cirencester's southern fringes but the separate cluster around St Peter's Church and the northern extremity of the 'peninsula' of Pound Close are only 250m from the town. The now defunct Thames and Severn Canal passes through the southern part of the village with a spur up to Cirencester. There is a noticeable basin and mooring area, now dry. There is also a dismantled railway running north-south which remains as a vegetated embankment through parts of the village.
- 18.2. The village has developed in a highly disjointed fashion and functions as a place of two main parts. The northern part consists of the church, Siddington Manor, Church Farm and a riding school. These form a distinctive and pleasant group of buildings set in the valley bottom amongst pasture and mature trees. It is not clear if they are the remnant of a shrunken medieval settlement but the bulk of the village is now located over 100m to the south.
- 18.3. The core of the 'newer' part of the village is on the Ashton Road with terraces and post office. The village has grown southwards and consists of ribbon development and small cul de sac housing estates. One development is the aptly named Frazier's Folly where 60/70's houses surround Siddington Hall which has been converted to flats. This is fortunately enclosed to the south east by Plummers Farm which forms the south eastern corner of the village next to a watercourse of the braided River Churn.
- 18.4. Park Way links Ashton Road to Upper Siddington up the gentle valley slope which consists of a pleasant loose association of older houses, cottages around Barton Farm. Off this road, the partly single sided local authority housing development of Pound Close runs north along the valley side. Its alignment follows the now filled-in canal spur to Cirencester. The playing fields form a kind of village green by default separating Park Way and the canal with its remnant locks and turning basin.
- 18.5. Further housing, outside the main village curtilage lies on Nursery View fronting the defunct nursery to the south of the village.

Landscape Character

- 18.6. Siddington is located on the edge of the Upper Thames Clay Vales National Character Area 108, bordering the Cotswolds area [107] to the north which encompasses Cirencester. The northern and western parts of the settlement and environs are located within the Dip Slope Lowland landscape type in the Kemble Dipslope LCA. The southern and eastern environs lie in the River Basin Lowland landscape type in the Somerford Keynes LCA.
- 18.7. The village lies on the floodplain and slopes of the Churn Valley. Lower areas on the valley floor are at around 100mAOD with the highest point being 115mAOD at Barton Farm. The gently undulating higher ground of low ridges and shallow hollows continues to the west around the southern fringes of Cirencester. This ridges consist of Cornbrash, a crumbly limestone, while the lower areas are Forest marble/Kellaways clays and sands. To the east the valley floor is alluvium and the rising land beyond, Cornbrash.
- 18.8. The dipslope land use is primarily arable with medium to large fields. Hedgerows are well maintained and feature occasional hedgerow trees. There are occasional trees in belts and copses in places and along the defunct canal and railway. The defunct nursery is surrounded by mature trees. Substantial planted tree belts are adding to the enclosure of the area.
- 18.9. The valley floor landscape is more enclosed and pastoral, mostly permanent, with smaller scale fields, fencing, some walls, outgrown hedges and hedgerow trees and riparian vegetation. Standing water lies in areas of poor drainage and horse grazing related to the riding school is extensive - timber fencing is associated with this use.
- 18.10. Views of the village are not possible from the south and west and are limited by vegetation within the settlement from across the valley to the east. Approaching from the north the church spire and associated farm buildings provide a generally positive introduction to the village, although some of the buildings appear unused. This is offset by the view of housing on Park Way which presents a homogenous, monotonous suburban edge. Dwellings on Pound Close to the west appear to be integrating with woodland planting and the old railway line vegetation over time. The power lines which run in the gap between Cirencester and

Siddington are a detractor.

Relationship of settlement with the surrounding landscape

18.11. The settlement has the following key relationships with the surrounding landscape:

Positive:

- The church and surrounding buildings sit well in the valley bottom
- The eastern edge of the village is enclosed by trees and relates well to, and is limited by, the floodplain and watercourses.
- The rural approach from the south is unspoilt with a pleasant loose association between the older buildings, farmland and substantial tree cover.
- The main approach from the west is also unspoilt with a pleasant loose association between the older buildings, farmland and trees.
- The trees on the railway embankment and defunct canal provide enclosure and a backcloth to the village.

Negative:

- The northern approach is spoilt by the view of housing on Park Way which presents a homogenous, monotonous suburban edge.

Landscape sensitivity considerations

18.12. The small scale valley landscape to the east is distinctive and attractive. The area around Barton Farm is attractive with its attractive buildings, stone walls and well maintained paddocks. The remnant canal basin and flight of locks is also of interest. The higher ground with its tree cover such as around the canal provides a positive setting to the settlement. The area between Cirencester and Siddington suffers from detractors including the partly industrial, edge of the larger settlement, the power lines and the poor settlement edge.

18.13. Longer views are possible from the south, east and west. The low ridge west and south of the main settlement does provide some enclosure and this is being reinforced by maturing tree belts. Wide views are not possible between Cirencester and the village due to intervening trees and gently crowned landform.

Constraints to be taken into account

18.14. The constraints are shown on Figure S2 and are summarised below:

- Green buffer between Cirencester and Siddington
- The floodplain of the River Churn

Areas where development is not suitable

18.15. Areas where development is not considered suitable in accordance with the criteria set out in Section 2.0 are as follows:

- In the floodplain of the River Churn because of good sustainable practice and landscape character.
- In the pastures around Siddington Manor, the church and associated farm buildings.
- In the gap between the two settlements including and east of the Old Rectory to maintain a green buffer
- Along and off Ashton Road to the east to maintain a loose structure of village form on this rural approach
- On the higher ground to the west of the village.

Suggested environmental improvements

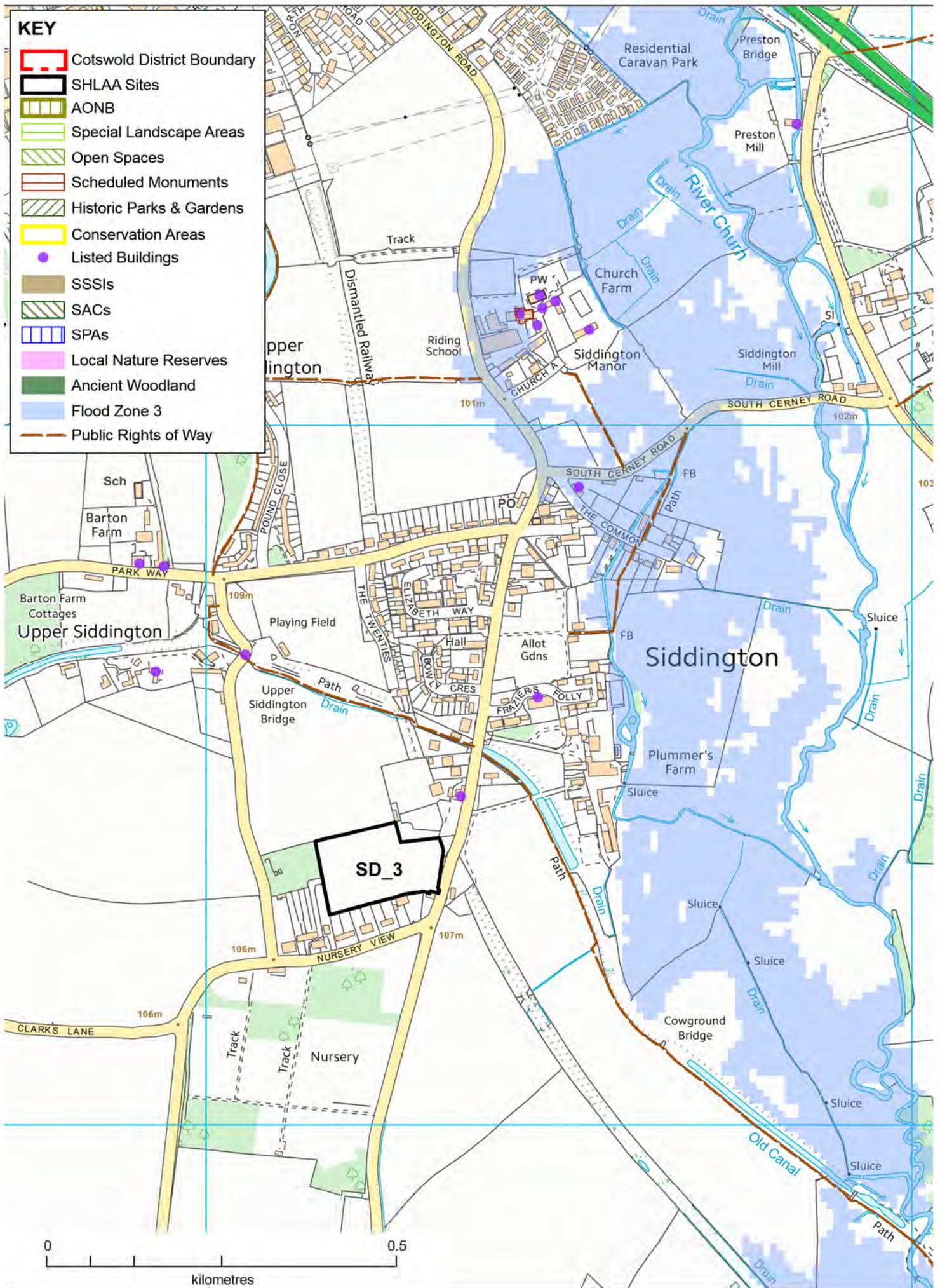
18.16. The following environmental improvements are suggested:

- Improve the playing field to function as a village green
- Support the scheme to bring the canal back into working order and open it to leisure craft

Potential sites for development

18.17. The site put forward in the SHLAA is now considered and located on Figure S2.

Site Reference: SD_3	Settlement:	Siddington
DESCRIPTION:		
<p>This site lies on sloping ground to the south west of the main part of the settlement, rising to the north west internally and well away from the valley floor. It is currently used as horse paddock, with trees and outgrown hedge along its northern and western edges and, within the wider landscape, by mature trees along the line of the former railway to the east. It is thus quite secluded and not visible within the wider landscape, although to the south it faces the rear elevations of 20th C housing on Nursery View. Also, the northern boundary vegetation forms the skyline for land to the north. To the north east lies the car park of the Greyhound Public house (a Listed Building) and small pony paddocks. On its eastern edge are the brick and stone buttresses of a former bridge over Ashton Road associated with the derelict railway. It lies within the settlement, bridging the small gap between the more recently developed part and the outlying ribbon of development along Nursery View and is fairly tranquil, given its proximity to existing housing and the general level of traffic noise deriving from roads around Cirencester.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	Medium	
Justification:		
<p>The site is susceptible to development by reason of its relationship to housing on Nursery View, which have views into it from their rear elevations. It is otherwise secluded, with no wider views into or out of the site, except potentially from the north if development is placed too close to this boundary or vegetation removed, and from the car park of The Greyhound public house, a Listed Building, should the vegetation on the north eastern boundary be removed. The site is of limited intrinsic value and has no designations. It lies within the settlement envelope and housing development here would help to link the outlying houses on Nursery View to the main part of the village, making it more cohesive. Care would be needed in designing an access from Ashton Road.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Thames and Avon Vales	
<i>Landscape Character Type:</i>	Dip Slope Lowland	
<i>Landscape Character Area:</i>	Kemble Dipslope	
<i>Historic Landscape Character:</i>	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	none	
<i>Historic:</i>	listed building to the north east	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	none	



19. South Cerney

Settlement character

- 19.1. South Cerney, shown on Figure SC1, is located 6.5km south of Cirencester within the Cotswold Water Park. The Western Spine road runs just south of the village and joins with the A419 Swindon-Cirencester Trunk Road. It is one of the largest villages within the District having undergone considerable growth over the past 25 years.
- 19.2. The village was originally linear spreading out from a central intersection. Today, substantial in-fill development has obscured the linear pattern. There are substantial modern housing estates to the east and south of the village core. Historic buildings are mainly found alongside the main streets of the village. However, All Hallows Church is located on the northern side of the River Churn which runs through the village. Also adjacent to the river is an intimate landscape of remnant meadow and allotments. To the north of the church is Edwards College which is set in parkland.
- 19.3. A large 'quadrant' of the village is formed by the 'Aggregate Industries' works. On the south side of the village there are large lakes formed by sand and gravel extraction. The northern edge of the village is strongly defined by a disused railway line.
- 19.4. The northern and western approaches to the village are attractive as a result of the street form and historic buildings. However the southern approach is marred by industrial development and suburban housing.

Landscape Character

- 19.5. South Cerney is located within National Character Area 108, Upper Thames Clay Vales. At a county level, the settlement is located within River Basin Lowland landscape type and the Somerford Keynes LCA. It is bordered by the Cornbrash Lowlands landscape type to the north west on rising ground.
- 19.6. The landscape to the south of the village is dominated by waterbodies previously associated with sand and gravel extraction and now used for sailing and recreation as part of the Cotswold Water Park. These are surrounded by bands of riparian trees. In some areas there is rough land around the edges of the waterbodies consisting of remnants of pasture and woodland blocks. East of the 'Aggregate Industries' site some land has been filled with waste concrete products.
- 19.7. To the west the land rises gently to Ashton Down which provides a visual stop to views on this side of the settlement. Around Upper Up the land is pastoral with gappy and outgrown hedges. To the north of Upper Up is the valley of the River Churn with meadows and pasture.
- 19.8. To the east of the Churn and north of the village centre is a low ridge which provides a higher vantage point over the village. This ridge strongly separates the Churn Valley from Silver Street. To the east of Silver Street is an attractive area separated from the wider countryside by the disused railway line to the north and with the River Churn running through it. Accessed by 'Bow Wow' and Church Lane, this area contains the parkland of Edwards' College, the church and churchyard, remnant meadows orchards and allotments. It is a popular recreation area for local people.

Relationship of the settlement with the landscape

- 19.9. The settlement has the following key relationships with the surrounding landscape.

Positive

- The area around Bow Wow provides a link between the village centre and the surrounding countryside.
- The ridge that enters the village from the north between Silver Street and the Churn has remained undeveloped creating an immediate visual and physical relationship between the village and its rural hinterland in this area. The linear pattern of the village on this side of the village relates to the form of the ridge.

Negative

- Modern development to the south and east of the village centre has developed incrementally as a series of self contained blocks which is at odds with the established linear pattern of the town.

- There is little visual or physical linkage between the modern development and the landscape setting.
- Development has sprawled out along the southern approach road 'suburbanising' the approach to the village.

Landscape sensitivity considerations

19.10. The character of the landscape surrounding the village has been strongly influenced by housing development, the extractive industry, leisure and communications. Much of the traditional agricultural landscape character has been degraded or radically altered by sand and gravel extraction. Leisure, sport and related housing developments are now transforming these landscapes into a highly distinctive landscapes unlike the rest of the Thames Vale. These new developments vary in quality and some are raw and relatively unmitigated at present. However, the degree of change from the traditional landscape means that there are significant opportunities to create a positive new landscape.

19.11. The ability of the landscape to accommodate development is constrained in the north by landscape character and quality. To the south constraints are predominantly physical. However, the land included with the 'Aggregate Industries' site has considerable potential to accept change.

Constraints to be taken into account

19.12. The constraints are shown on Figure SC2 and are summarised below:

- Conservation Area
- Listed buildings and their settings
- The Castle Scheduled Monument west of Silver Street.
- The floodplain of the River Churn
- SSSI status of many of the waterbodies south east of the village.

Areas where development is not suitable

19.13. Areas where development is not considered to be suitable, in accordance with the criteria set out in Section 2.0 are as follows:

- The north west quadrant of the village which includes the Castle site due to its visibility and importance to the setting of the village.
- The north east quadrant and areas around Bow Wow due to their intrinsic character and landscape quality.
- The area to the west of Upper Up due to its importance as part of the setting of the Conservation Area when approaching from the west.

Suggested environmental improvements

19.14. The following environmental improvements are suggested:

- Enhancement of the southern approach to the village, particularly through environmental enhancement of landscape surrounding factory premises.
- Improved management of the farmland to the west of Upper Up.

Potential sites for development

19.15. The sites put forward in the SHLAA are considered in turn and located on Figure SC2.

Site Reference: SC_13A	Settlement:	South Cerney
DESCRIPTION:		
<p>This site consists of a large, flat field in arable cultivation towards the south-western edge of the settlement. Although its south-western boundary is close to the flood zone, in fact the landform rises slightly to the south-west of the site, giving views out to pastoral farmland. The site has several strong boundaries: to the south-east the roofs of large industrial units are partly visible above a well-treed hedgeline, and the boundary to the flood zone is also dense. The boundary with the school, to the north-west, is less good, consisting mainly of a low fence and a short length of well-trimmed hedgerow. The boundary to the housing along Berkeley Close is poor, with no regular vegetation, and houses along this edge have clear views out from their rear elevations over the site to the wider farmed landscape. This is a site of some but relatively low tranquillity, due to adjacent development.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	Medium/low	
Justification:		
<p>The site is susceptible to development by reason of its relationship to housing on Berkeley Close, whose views would be compromised by any development of the site. It is of limited intrinsic value, being arable farmland rather than wet grassland. Development of this site has the potential to improve the existing edge, which is linear and unattractive, and the site is large enough to permit an imaginative layout and provision of open space. The nearby Flood Zone should prevent any extension of this site south-eastwards. The PROW along the southern boundary lies outside the site boundary, which here consists of a grown-out tree row. It is therefore considered that the impact of development on the views currently enjoyed by householders on the west side of Berkeley Close could be an improvement, despite the potential loss of existing views over open farmland and trees.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Thames and Avon Vales	
<i>Landscape Character Type:</i>	River Basin Lowland	
<i>Landscape Character Area:</i>	Somerford Keynes	
<i>Historic Landscape Character:</i>	Active recreational site (<i>applies to the Water Park as a whole</i>)	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	none	
<i>Historic:</i>	none	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	PROW along southern boundary	



20. STOW-ON-THE-WOLD

Settlement character

- 20.1. Stow-on-the-Wold is a historic, wool town located on the summit of the highest ground crossed by the A429 Fosse Way. Historically, it is at an important junction of a number of roads which now include the A436 and A424.
- 20.2. Settlement has occurred on this strategic site since prehistoric times with the shape of the oval bronze age/iron age camp still visible. The origin of the present town was in the medieval period when it was established as a planned town by Evesham Abbey as part of their Mangersbury Manor Estate. The town was built on the western edge of the camp including the area between it and the Fosse Way. The main road was diverted into the great rectangular market square enclosed by church, inns and shops which now forms the core of the town. The tower of St Edwards Church is a dominant landmark. The old settlement of Mangersbury is now dwarfed by the town and lies separated from Stow by a couple of small fields. The quality and value of the Cotswold stone built form is reflected in its Conservation Area status which includes the medieval town, part of Fosse Way, Mangersbury and the triangle of fields/manor parkland separating the two settlements.
- 20.3. The town is constrained by topography with steep valleys to the north of the centre and has thus grown on the flatter land on the gently sloping ridge top, particularly to the east and south. Smaller scale housing development has also taken place along Fosse Way particularly to the north in a triangle between the A424 and the Fosse. These established houses have large gardens with established tree cover. A supermarket lies to the east of the road extending the built form of the town on the more exposed side of the ridge to the north. Other commercial premises on the road include a roadside restaurant and petrol station which degrade the visual quality of the approach to the town.
- 20.4. Scattered houses follow the B4068 to Lower Swell set amongst paddocks and large gardens with mature tree boundaries.
- 20.5. The position of the town on the ridge top means that it is exposed to long views from all sides, but particularly from the east and west and to a lesser extent from the south. The visibility is illustrated by the relatively small development on the B4077 on the north west edge of town which can be clearly seen from beyond Upper Swell, over a mile away. The blocks of the housing estates make a large visual impact and do not respond to the historic pattern or grain of the town.

Landscape Character

- 20.6. Stow-on-the-Wold lies in the Cotswolds National Character Area 107. The settlement itself is within the High Wold landscape type and Cotswolds High Wold Plateau LCA. The boundary follows the edge of the built form. However, it is surrounded on almost all sides by the Farmed Slopes landscape type and the Vale of Moreton Farmed Slopes LCA.
- 20.7. The town lies on the edge of the high wold landscape overlooking the valleys of the River Dikler to the west and the Evenlode, at a distance, to the east. The High Wold comprises large scale open plateau tops characterised by arable land and large blocks of woodland interspersed with valleys of lush, intimate pastoral landscapes and small villages.
- 20.8. The latter description is true of the Dikler valley to the east with its charming settlements of Lower and Upper Swell. Views of the houses on the ridge top on the west side of Stow are possible from here. However, Stow itself is at the southern extent of an undulating, relatively narrow ridge of oolitic limestone at about 235mAOD, 90m above the adjacent valley bottom. The landscape is of arable agriculture with stone walls and hedges on the gentler slopes and permanent pasture on the steep incised valley sides. The agricultural land classification is Grade 3. On the ridge and slopes trees [including beech and lime] are often in belts alongside roads and as field boundaries. They are also present as riparian vegetation on the small streams and as hedgerow trees. The southern approach up the steep Stow Hill is particularly enclosed by tree belts and woodland to the west.

Relationship of settlement with the surrounding landscape

- 20.9. The settlement has the following key relationships with the surrounding landscape:

Positive:

- St Edward's Church provides the main focal point and landmark of the town and there are positive views towards it from the east and west.
- The built up perimeter of the Iron Age camp on the northern side of the town provides a positive relationship with the steep valley side.
- The green wedge separating the town from Mangersbury allows a relationship between the older settlement core with the landscape.

Negative:

- The housing estates on the east, and to a lesser extent south side, of town intrude into the landscape and are visible in approaches from the east. The houses tend to be standard house types and the overall image is of a homogenous, monotonous suburban edge which does not complement the landscape or town.
- The linear development on Fosse Way tends to reduce the quality of the town approaches and some buildings can be seen from the lower ground on either side of the ridge.

Landscape sensitivity considerations

- 20.10. The landscape is distinctive and reflects many of the essential qualities and character of the AONB.
- 20.11. The ridge top location allows long views from all directions limiting the potential for discreet development. Some sites have mature tree screening close into the town but these are very limited. Even these areas would have some visibility particularly in winter. Development would have the most impact where it is located on steeper slopes.

Constraints to be taken into account

- 20.12. The constraints are shown on Figure ST2 and are summarised below:
- AONB covering all of town and surrounding landscape
 - Conservation Area
 - Listed buildings and their settings
 - Iron Age Camp SAM
 - Key Wildlife Site tree belt
 - Monarch's Way, Gloucestershire Way and Macmillan Way.

Areas where development is not suitable

- 20.13. Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:
- Between Stow and Mangersbury because of the setting of the Conservation Area and to keep the settlements' separate identities.
 - East of the town on the exposed ridge top and slopes because of the area's high visibility.
 - In the steep valley sides to the north of the main part of the town because of their high visibility and role as setting to the old town.
 - On exposed parts of the ridge which are without tree screening because of the areas high visibility.
 - Northwards along the ridge because this extends the apparent size of the town most to open views from the east.

Suggested environmental improvements

- 20.14. The following environmental improvements are suggested:
- Tree screening to the housing estates to the east and south of the town.
 - Planting on the playing field to the east would be desirable.

Potential sites for development

- 20.15. The sites put forward in the SHLAA are considered in turn and located on Figures SW2 and SW3.

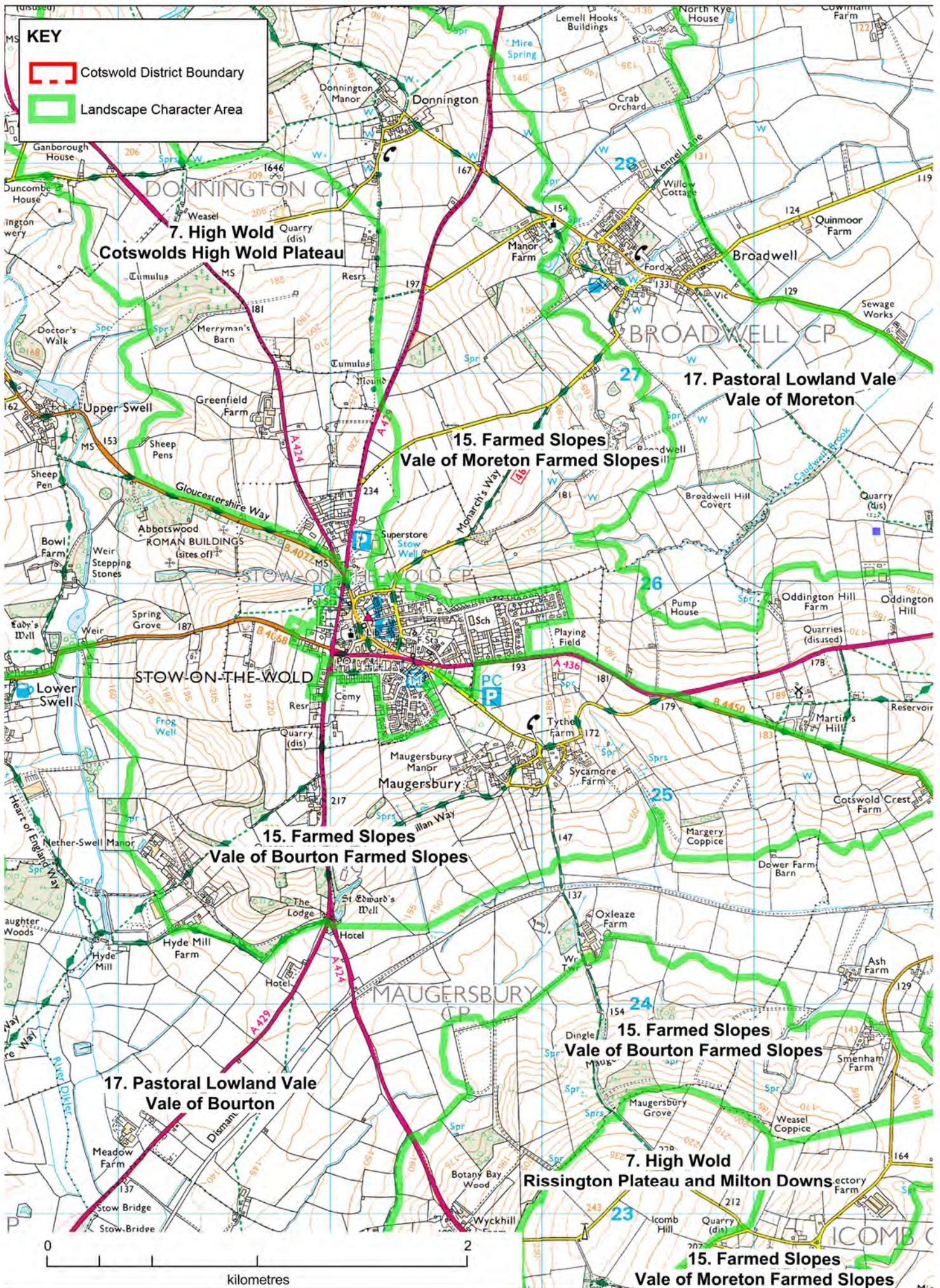
Site Reference: S_14	Settlement:	Stow-on-the-Wold
DESCRIPTION:		
<p>This site consists of part of a sloping arable field on the eastern edge of the settlement in the transition between the High Wold ridge top and the farmed slopes of the Vale of Moreton landscape character areas. The main eastern approach to the settlement, the busy A436 Oddington Road, forms its southern boundary. There is no boundary between it and site S_22B, which extends eastwards and also northwards. The northern boundary of this site abuts recent housing on Griffin Close, from which location there are views out from the rear elevations of houses, partly screened by garden vegetation. The site's western boundary is contiguous with the eastern boundary of a large playing field, and consists of a few sparse trees only. The southern boundary is marked by a low stone wall and a line of trees which filters views into the site. The road and adjacent housing reduce the tranquillity of the site. There are wide long distance views over the vale to the east and north east. It lies within the Cotswolds AONB.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	High/medium	
Justification:		
<p>The susceptibility of this site lies in its location on the edge of the gently sloping wold ridge top, its high visibility in the wider landscape to the east, its lack of vegetated eastern boundary and visibility to the A436 approaches. It is overlooked by housing on Griffin Close. Its value lies in its AONB designation. Housing development here would envelop the playing field and provide a harder introduction to the settlement than at present. If development were permitted it would need to be designed as a very high quality introduction to the settlement, retaining the existing southern boundary trees, and create a varied non-linear edge softened with trees to the east.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	15. Farmed Slopes	
<i>Landscape Character Area:</i>	Vale of Moreton Farmed Slopes	
<i>Historic Landscape Character:</i>	Less irregular enclosure partly reflecting former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	within the Cotswolds AONB	
<i>Historic:</i>	none	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	none	

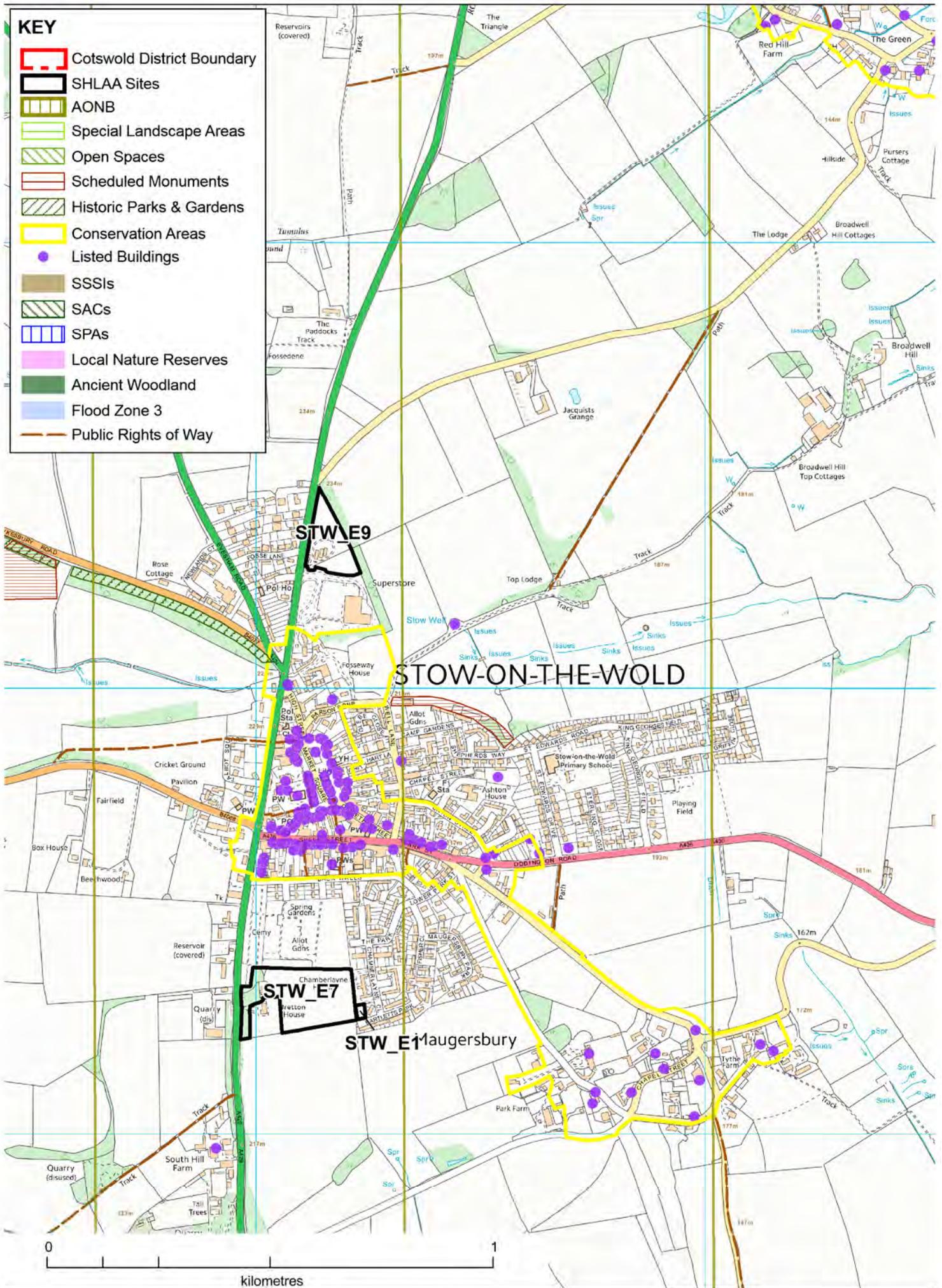
Site Reference: S-20	Settlement: Stow-on-the-Wold
DESCRIPTION:	
<p>This site consists of a pasture field very gently sloping to the south on the south western edge of the settlement, located between Bretton House on the A429 southern approaches to the settlement and Chamberlayne House, part of a large housing estate. Well used allotment gardens lie to the north. Its western boundary with the road is very well screened by tall trees, with Bretton House partly visible against this backdrop. To the south, a line of trees provides a good screen, while there is clear visibility over a low stone wall from all flats within Chamberlayne House on the eastern boundary. It is therefore very well screened from the wider landscape and is relatively tranquil, despite proximity to the A429 to the west, where vegetation appears to form a visual and auditory baffle.</p>	
LANDSCAPE SENSITIVITY:	
Evaluation:	Medium/low
Justification:	
<p>This site is susceptible to development in terms of its tree cover and due to being overlooked by Bretton House and Chamberlayne House, but due to the former is well screened from view. It is also quite tranquil, with a good tree belt between it and the A429 on its western boundary. It lies within Cotswolds AONB. Its enclosure lends itself to potential for development provided all these trees are retained and managed appropriately.</p>	
LANDSCAPE CONTEXT	
<i>National Character Area:</i>	Cotswolds
<i>Landscape Character Type:</i>	15. Farmed Slopes
<i>Landscape Character Area:</i>	Vale of Bourton Farmed Slopes
<i>Historic Landscape Character:</i>	Existing settlement - present extent
CONSTRAINTS/DESIGNATIONS	
<i>Landscape:</i>	within the Cotswolds AONB
<i>Historic:</i>	none
<i>Biodiversity:</i>	none
<i>Other (floodplain, PROWs):</i>	none

Site Reference:S_22B	Settlement:	Stow-on-the-Wold
DESCRIPTION:		
<p>This site consists of two large regular arable fields falling from the Wold ridge top to the south down to the north east, on the Vale of Moreton Farmed slopes. It lies on the eastern edge of the settlement adjacent to 20c estate housing on Griffin Close which overlooks the site. It has an outgrown hedge with trees along its northern boundary and a copse to the north east bordering the adjacent field. A mixed tree and hedge boundary to the east partly screens lower farmland. The southern boundary is to the A436 which is the main eastern approach to the settlement. This has mature trees along part of it which filter views into the site. There is no boundary to S_14 to the west. Wide, long distance views are possible to the east and north east especially from the upper parts of the site. Noise from traffic using the A436 significantly reduces tranquillity to the south. It lies within the Cotswolds AONB.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	High/medium	
Justification:		
<p>The susceptibility of this site lies in its location on the exposed slopes running down from the wold ridge top, its high visibility in the wider landscape to the east and north east and visibility to the A436 approaches. Development here would depart from the pattern of development in the settlement which keeps substantially to the wold plateau/ridgetop. It is overlooked by housing on Griffin Close. Its value lies in its AONB designation. Housing development here screens Griffin Close which could be of benefit. However, it would envelop the playing field and provide a harder introduction to the settlement than at present. If development were permitted it would need to be designed as a very high quality introduction to the settlement, retaining the existing southern boundary trees, and create a varied non-linear edge softened with trees to the southern part of the eastern boundary in particular.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	15. Farmed Slopes	
<i>Landscape Character Area:</i>	Vale of Moreton Farmed Slopes	
<i>Historic Landscape Character:</i>	Less irregular enclosure partly reflecting former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	within the Cotswolds AONB	
<i>Historic:</i>	none	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	none	

Site Reference: STW-E1	Settlement: Stow-on-the-Wold
DESCRIPTION:	
<p>This small level site lies within a large housing estate on the south western edge of the settlement. It consists of mown grass, with a strong boundary of evergreen trees to the north, a good boundary to east and west, and an open boundary to the south, where it is overlooked by housing opposite (bungalows). It backs onto Site-S_20/STW_E7, but there is no intervisibility.</p>	
LANDSCAPE SENSITIVITY:	
Evaluation:	High/medium
Justification:	
<p>This site is susceptible to economic development by reason of its small size and location within dense existing housing. It is designated AONB. Although it is overlooked only by bungalows along its southern frontage, it cannot be considered suitable for development at a scale that would be appropriate for even small-scale economic development.</p>	
LANDSCAPE CONTEXT	
<i>National Character Area:</i>	Cotswolds
<i>Landscape Character Type:</i>	15. Farmed Slopes
<i>Landscape Character Area:</i>	Vale of Bourton Farmed Slopes
<i>Historic Landscape Character:</i>	Existing settlement - present extent
CONSTRAINTS/DESIGNATIONS	
<i>Landscape:</i>	Cotswold AONB
<i>Historic:</i>	none
<i>Biodiversity:</i>	none
<i>Other (floodplain, PROWs):</i>	none

Site Reference: STW_E7	Settlement: Stow-on-the-Wold
DESCRIPTION:	
<p>This site consists of a pasture field very gently sloping to the south on the south western edge of the settlement, located between Bretton House on the A429 southern approaches to the settlement and Chamberlayne House, part of a large housing estate. Well used allotment gardens lie to the north. Its western boundary with the road is very well screened by tall trees, with Bretton House partly visible against this backdrop. To the south, a line of trees provides a good screen, while there is clear visibility over a low stone wall from all flats within Chamberlayne House on the eastern boundary. It is therefore very well screened from the wider landscape and is relatively tranquil, despite proximity to the A429 to the west, where vegetation appears to form a visual and auditory baffle.</p>	
LANDSCAPE SENSITIVITY:	
Evaluation:	Medium
Justification:	
<p>This site is susceptible to economic development mainly due to being overlooked by Chamberlayne House to the east, and the allotments to the north, which give the site a borrowed residential character. It is, however, otherwise well screened from view. It is also quite tranquil, with a good tree belt between it and the A426 on its western boundary. It is designated AONB. Any economic development of this site should be of an appropriate, relatively small scale and should retain existing trees to maintain screening. The site should be screened and buffered from housing.</p>	
LANDSCAPE CONTEXT	
<i>National Character Area:</i>	Cotswolds
<i>Landscape Character Type:</i>	15. Farmed Slopes
<i>Landscape Character Area:</i>	Vale of Bourton Farmed Slopes
<i>Historic Landscape Character:</i>	Existing settlement - present extent
CONSTRAINTS/DESIGNATIONS	
<i>Landscape:</i>	Cotswolds AONB
<i>Historic:</i>	none
<i>Biodiversity:</i>	none
<i>Other (floodplain, PROWs):</i>	none





21. TETBURY

The Settlement

- 21.1. Tetbury is the second largest town in the District with a population of around 5,000. It is located on the A433 Cirencester to Bath Road which also accesses the M4, 22.5km to the south.
- 21.2. The town grew in the medieval period based on the wool trade and boasts a magnificent Market House in the centre of town and St Mary's Church, whose spire is a prominent local landmark. The wool trade reached a peak in the 16/17th Centuries but was gone by the late 19th century. There are many spaces of differing character, such as the Market Place, The Chipping, The Green and the recently constructed Cattle Market green. These often have views out over the surrounding landscape and are linked by picturesque streets lined with lengthy frontages of Cotswold stone buildings built over time. The result is a superb built heritage which is designated an extensive Conservation Area with many listed buildings.
- 21.3. A railway spur was built in the late 19th century linking the town with the Swindon-Gloucester line at Kemble but this was closed in the 1960s. The remains of the station area now form a car park in the valley bottom east of the town.
- 21.4. The town is fairly well defined to the south, east and west by steep sided valleys and watercourses. In places where the older part of the town has over time crept down the valley side, as at Cotton Lane, this has resulted in a distinctive and attractive edge to the town. However, areas where blocks of recent housing estates run down to the watercourse edge as at Linwood Road and Quail Meadows the settlement appears monolithic with limited variety, structure and mitigation.
- 21.5. An area of post-war housing around Berrells Road has encroached on the ridge behind ribbon development south west of the A433 to the south west of the town. This housing provides a false introduction, as it is separated from the main town across the small valley crossed by Bath Bridge to the north.
- 21.6. The bulk of the expansion of the town has generally occurred to the north onto flatter land. Because of this skewed growth the old centre of the town is relatively close to the southern edge and around 1km from the northernmost housing areas. Industrial development has grown predominantly in the north east quadrant of the town close to the A433 London Road, providing a poor introduction to the town from this approach.

Landscape character

- 21.7. Tetbury lies in the Cotswolds National Character Area 107. It is defined as being in the Dip-Slope Lowland landscape type and the South and Mid Cotswolds Lowland LCA.
- 21.8. The topography appears typical of the character of the area with narrow deeply incised valleys between the broad flat intervening ridges of the Cotswolds dip slope. The valleys have an enclosed, intimate character with woodland on steep slopes and narrow watercourses. This contrasts with the dip landscape of open mixed arable and pastoral farming, well trimmed hedges, some stone walls, blocks and strips of woodland and sunken lanes.
- 21.9. Locally, the land rises from the River Avon in the south (around 100m AOD) towards the north, reaching 135m AOD on the edge of the town. The watercourse to the east of the town forms the headwaters of the River Avon [see Figure T1]. The valley slopes are very steep in places, particularly to south and east. South of St Mary's Church, they have been utilised to form part of an Iron Age hillfort [a Scheduled Monument - see Figure T2]. The valleys overall form an important natural green edge and boundary to the town and act as a dramatic setting to the church and surrounding buildings. This is appropriately recognised by their inclusion within the Conservation Area. The valley between Charlton Road and Cutwell also forms a delightful approach to the town with views of the church spire.
- 21.10. The farm land abutting the built up area is generally well managed and in good condition. However, around Highfield Farm to the north of the town there is fenced land, walls are in disrepair and cypress trees are used as screen planting. The area north of the Industrial Estate is fallow with outgrown hedges. Together these elements form a degraded approach to the town. This area is surrounded by a mix of arable and improved pasture with a mix of discontinuous hedges, walls, some mature hedgerow trees and some coniferous screening belts. There is some evidence of elms, some affected by Dutch elm disease.

Relationship of the settlement with the surrounding landscape

21.11. The settlement has the following key relationships with the surrounding landscape:

Positive:

- The water courses and their narrow valleys form an important setting and boundary to development. They maintain a relationship between the older parts of the town, including the Conservation Area, with the surrounding landscape. This relationship is exemplary of the essential character of the Cotswolds.
- The spire of St Mary's Church is a distinctive landmark which can be seen from the south, east and west road approaches. These views are important to the perception of the town.

Negative:

- The northern edge of the town is characterised by housing estates and industrial buildings. The housing has clearly developed over time on a block by block basis. Houses on the edge tend to back onto the open fields and are clearly visible over fences and intermittent shrub vegetation and small trees. The houses tend to be standard house types and the overall image is of a homogenous, monotonous suburban edge which does not complement the landscape.
- The industrial estate edges are unsightly and partly unscreened. These provide a poor edge to the town both to the London Road and Hampton Street approaches.
- The Berrells Road area of housing extends Tetbury southwards. Post war and recent housing provide a poor introduction to the town from the south.

Landscape sensitivity considerations

21.12. The landscape is typical of the AONB character area and is of high quality surrounding Tetbury although some pockets by the A433 to the north are poorly managed.

21.13. The key sensitivity is the relationship between the settlement core, the Conservation Area and the surrounding landscape.

21.14. Long views are generally limited by vegetation such as woodland belts on the dip slope although the prevalence of roads and public rights of way mean most new development would be visible from some vantage points at a similar level. Development would have the most impact where it is located on slopes such as upper valley sides.

Constraints to be taken into account

21.15. The constraints are shown on Figure T3 and are summarised below:

- AONB covering all of town and surrounding landscape
- Conservation Area
- Iron Age Hill Fort SAM
- Monarch's Way
- Grade 2 agricultural land to the north of the town
- The floodplain of the watercourses

Areas where development is not suitable

21.16. Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- North west quadrant valley side south west of B4014 towards The Folly because of visibility to south west.
- Valley sides to west of watercourse towards Charlton Court Farm due to contribution to setting of town.
- Valley from Charlton Court Farm through to Cutwell, on the south western edge of the town due to contribution to setting of town.
- Dip slope south of above valley due to contribution to setting of town.

- Fields west of Recreation Ground because development would block views from the recreation ground [which is a major community asset] out to the countryside.
- Valley east of town from the Quarry, Herd Lane towards Little Larkhill Farm due to contribution to setting of town.
- Area around Wor Well [source of River Avon] due to impact on adjacent valley and on wider countryside.

Suggested environmental improvements

21.17. The following environmental improvements are suggested:

- A433 London Road: tree establishment in hedgerows needs to be encouraged and repairs to walls to improve entrance to town
- Industrial estates: substantial tree belt screening to reduce views from outside town

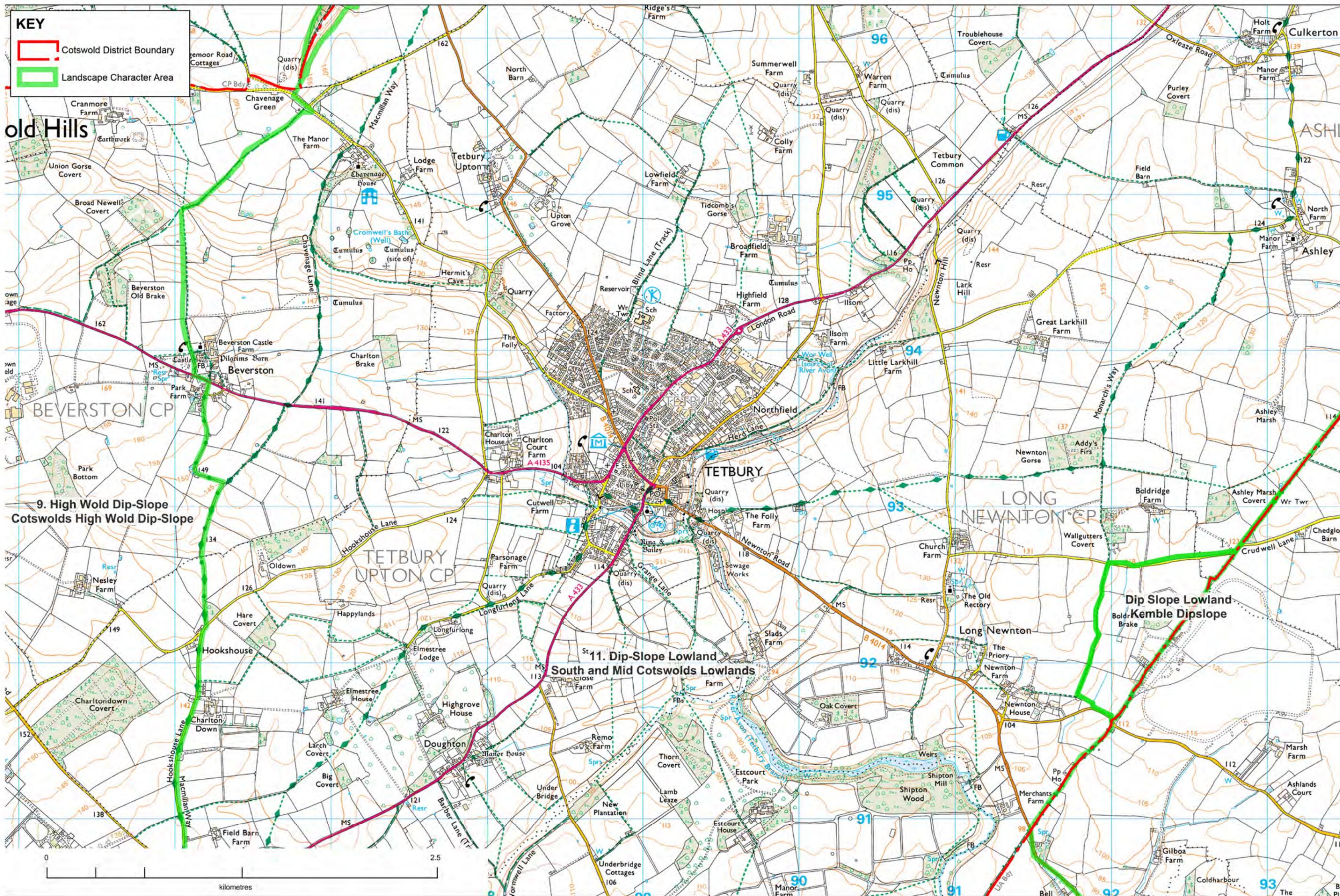
Potential sites for development

21.18. The sites put forward in the SHLAA are considered in turn and located on Figures T2 and T3.

Site Reference:T-31B	Settlement: Tetbury
DESCRIPTION:	
<p>This site lies on the north western edge of Tetbury and consists of part of a large flat to very gently rolling pasture field set just above the valley slopes to the south west. It lies adjacent to Sir William Romney's School to the east, from which it is separated by a tarmac lane which functions as a PROW and a dense, tall tree belt, permitting very limited views in. Along its southern boundary houses on Longtree and Upton have views in from rear elevations over garden vegetation. Part of the site's northern boundary is a raised, turf-covered reservoir, which serves as a screen from glimpsed views further along the PROW to the north, while the north eastern boundary is notional and open, bound further north by a dense tree belt within a walled enclosure, so there are no long views into or out of the site. Views from Hampton Street to the west and Upton Grove to the north west are blocked by woodland belts one and two fields to the west. The site is fairly tranquil, although the adjacent housing and some noise from the adjoining school, baffled by vegetation reduces this. The site lies in the Cotswolds AONB.</p>	
LANDSCAPE SENSITIVITY:	
Evaluation:	Medium
Justification:	
<p>The site is susceptible to development by reason of its location on the settlement edge, its current land use, its consistency with, and relationship to, the wider farmed landscape, and the PROW along its eastern boundary. The site's value is reflected in its AONB designation and it contributes to the qualities and character of the area. However, it appears discreet with its angled northern boundary ensuring it is not visible from Hampton Road and Upton Grove and it has limited visibility from the PROW on its eastern boundary. If development is permitted, however, a strong north western boundary should be defined and the vegetation along its eastern boundary should be conserved.</p>	
LANDSCAPE CONTEXT	
<i>National Character Area:</i>	Cotswolds
<i>Landscape Character Type:</i>	11. Dip-Slope Lowland
<i>Landscape Character Area:</i>	South and Mid Cotswolds Lowland
<i>Historic Landscape Character:</i>	Existing settlement - present extent
CONSTRAINTS/DESIGNATIONS	
<i>Landscape:</i>	Cotswolds AONB
<i>Historic:</i>	none
<i>Biodiversity:</i>	little - potential interest of eastern boundary
<i>Other (floodplain, PROWs):</i>	PROW adjacent to eastern boundary.

Site Reference: T_38	Settlement: Tetbury
DESCRIPTION:	
<p>This site lies on the eastern edge of the settlement and falls gently towards the River Avon in its incised valley to the south east. It appears to consist of the slightly neglected grounds of a detached house, The Dormers, with a central drive. Its northern boundary is with Cirencester Road, from where there are filtered views into the site through mature trees. Its western boundary is partly screened by a tall hedge along Springfields and partly by garden vegetation to the rear boundaries of houses on Springfields. Its southern boundary is separated from a PROW by a small pasture/mown field. A tree belt falls to the river. It should be noted that a recently built house is located nearby, apparently within the adjoining small field to the east of the site, whose access could not be determined. To the north east its boundary is with the grounds of Preston Park, Tetbury Football Club, marked by quite dense ornamental and other deciduous trees. The site marks the edge of the settlement in this direction and it has a factory and the Industrial Estate opposite across Cirencester Road. It is therefore tranquil close to the road. The site lies in the Cotswolds AONB.</p>	
LANDSCAPE SENSITIVITY:	
Evaluation:	Medium/low
Justification:	
<p>The site is susceptible to development because of its location on the edge of the settlement on the edge of the Avon valley, its fine trees and the presence of a PROW close to its eastern boundary. Its value lies in its designation as AONB. However, it is in current use as housing, it does not reflect AONB character and development would mark intensification rather than change of use. It is separated from the open farmed landscape to the north and east by the grounds of Preston Park and so, provided a significant number of trees were retained and added to on the north east boundary, development here at an appropriate density may have limited impact on the wider landscape.</p>	
LANDSCAPE CONTEXT	
<i>National Character Area:</i>	Cotswolds
<i>Landscape Character Type:</i>	11. Dip-Slope Lowland
<i>Landscape Character Area:</i>	South and Mid Cotswolds Lowland
<i>Historic Landscape Character:</i>	Existing settlement - present extent
CONSTRAINTS/DESIGNATIONS	
<i>Landscape:</i>	Cotswolds AONB
<i>Historic:</i>	none
<i>Biodiversity:</i>	none
<i>Other (floodplain, PROWs):</i>	none

Site Reference: TET_E2	Settlement: Tetbury
DESCRIPTION:	
<p>This site slopes gently to the south east on the northern edge of Tetbury and consists of a single large, pasture field and an area of rough ground, bound on two sides by A433 London Road and Cirencester Road and containing within it a two-storey modern office building, a low building and associated parking. It is adjacent to Tetbury Industrial Estate along its southern edge, where Quercus Road has been recently extended to a point half-way along this southern boundary. The site is partly screened by boundary vegetation of outgrown hedges and trees (possibly with elm), with a woodland belt along most of its western boundary, but there are views in from two houses at the north eastern apex and in gaps along the London Road boundary. There is a PROW to the south east of but not within the site. The site lies in the Cotswolds AONB.</p>	
LANDSCAPE SENSITIVITY:	
Evaluation:	Medium/low
Justification:	
<p>The susceptibility of this site to development is derived from its location in the north easternmost part of Tetbury on the A433 road approaches, its trees and hedges and its relationship with houses on the junction between London Road and Cirencester Road. However, its immediate relationship is to the light industrial/commercial uses on its southern boundary and it is well screened especially to the south east. It has limited intrinsic value although its irregular shape is indicative of historic unenclosed cultivation patterns. Its defined road boundaries may serve as a deterrent to further extension into open countryside. The value of the site is in its inclusion within the AONB but it does not conform to the defined qualities of the designation. Development here should be of the same low level as adjoining recent office/light industrial development and attention should be paid to properly addressing London Road as gateway development without storage areas being apparent and reinforcing screening along this and Cirencester Road.</p>	
LANDSCAPE CONTEXT	
<i>National Character Area:</i>	Cotswolds
<i>Landscape Character Type:</i>	11. Dip-Slope Lowland
<i>Landscape Character Area:</i>	South and Mid Cotswolds Lowland
<i>Historic Landscape Character:</i>	Less irregular enclosure partly reflecting former unenclosed cultivation patterns
CONSTRAINTS/DESIGNATIONS	
<i>Landscape:</i>	within Cotswolds AONB
<i>Historic:</i>	none
<i>Biodiversity:</i>	none
<i>Other (floodplain, PROWs):</i>	none



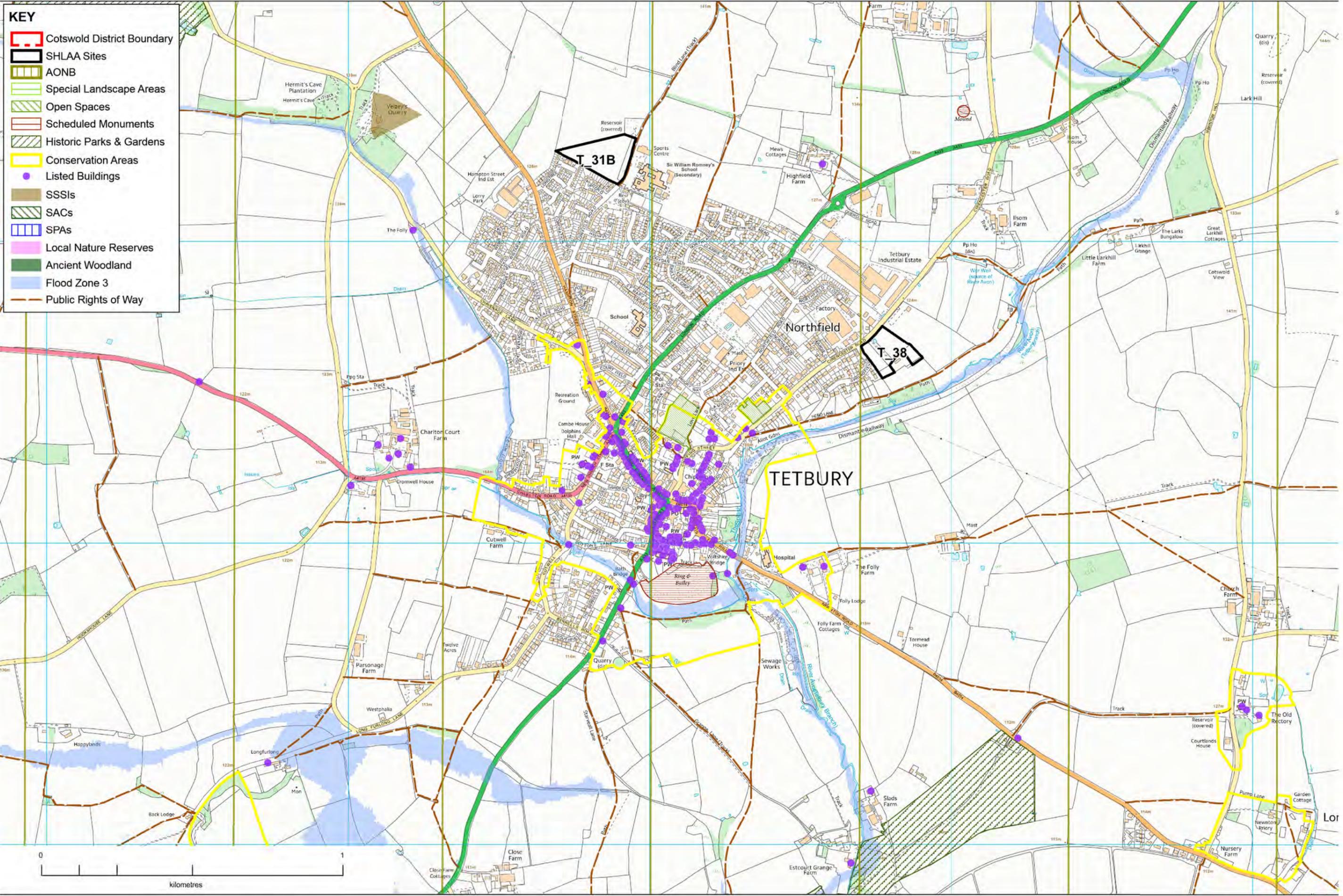
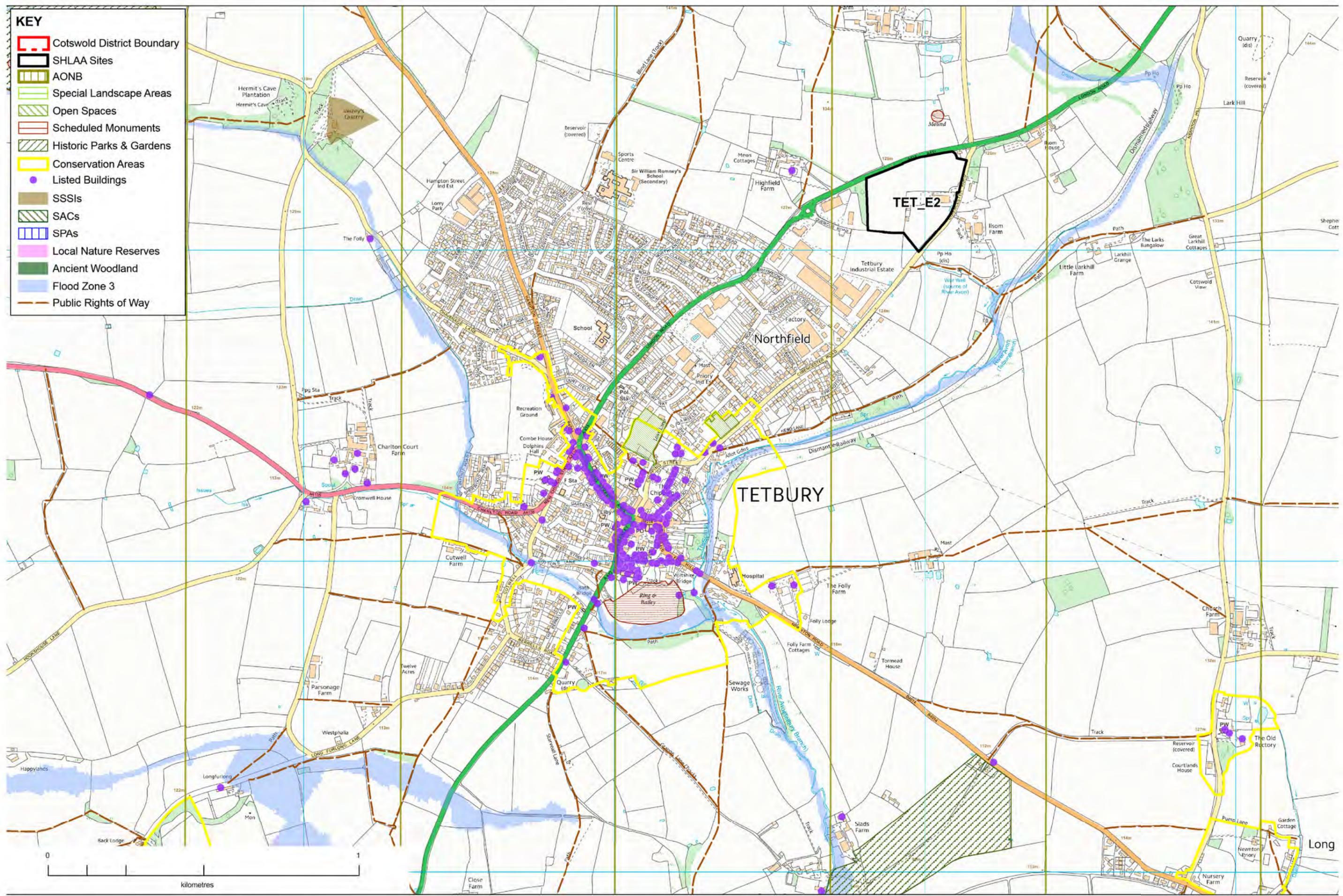


Figure T2 - TETBURY
 Housing Sites, Constraints and Designations

- KEY**
-  Cotswold District Boundary
 -  SHLAA Sites
 -  AONB
 -  Special Landscape Areas
 -  Open Spaces
 -  Scheduled Monuments
 -  Historic Parks & Gardens
 -  Conservation Areas
 -  Listed Buildings
 -  SSSIs
 -  SACs
 -  SPAs
 -  Local Nature Reserves
 -  Ancient Woodland
 -  Flood Zone 3
 -  Public Rights of Way



22. Upper Rissington

Settlement character

- 22.1. The former 'RAF Little Rissington' lies on the plateau to the east of Bourton-on-the-Water just off the A424 Stow-Burford road.
- 22.2. The settlement consists of former RAF 'married quarters', other Ministry of Defence buildings within a wooded setting and a substantial amount of modern housing.
- 22.3. Housing is located in the northern half of the settlement and has extended through new private development southwards onto some of the former MOD land. The southern half is being promoted as a business park, utilising the former MOD buildings and the area between them, to the south of Wellington Road, is currently (2014) undergoing a major housing development. To the south of the settlement is Little Rissington Airfield, which is still owned by the MOD and used by the RAF for a variety of purposes.

Landscape character

- 22.4. The settlement is within Cotswolds National Character Area 107. At the county level it is within the High Wold landscape type and the Rissington Plateau and Milton Downs LCA.
- 22.5. The plateau top extends to the north and the south of the settlement. On the eastern and western sides of the settlement are valley sides.
- 22.6. The plateau is generally open and exposed with large fields and low hedges. The area to the south of the settlement is particularly exposed, consisting of a single large airfield. A key characteristic of the plateau is the intervisibility with other plateau tops.
- 22.7. The valley sides have smaller fields and more woodland than the plateau. In places woodland extends onto the edge of the plateau top, making it appear less open. In the proximity of RAF Little Rissington such groups of trees help mitigate the visual impact of the MOD development on the plateau top when viewed from a distance.

Relationship of the settlement with the surrounding landscape

- 22.8. The settlement has the following key relationships with the surrounding landscape:

Positive

- From some vantage points the well wooded edge to some of the MOD development integrates the settlement sympathetically into the plateau landscape.

Negative

- The harsh and highly prominent edge of some areas of housing is visible from a long distance across the plateau.
- The lack of a distinctive 'Cotswolds' identity to built form.

Landscape sensitivity considerations

- 22.9. The landscape surrounding the settlement is within the Cotswolds AONB and has therefore been judged to be of national significance. However, it should be acknowledged that structures associated with the airfield and the prominent modern housing do visually detract from the landscape and are inconsistent with the AONB's characteristics.
- 22.10. The capacity of the plateau landscape to accept development is primarily constrained by its high visibility - particularly from other areas of plateau. However the elevated position and its relative flatness also allows effective screening with tree planting. Because of this, further development within the wooded part of the former MOD site would have minimal visual impact.

Constraints to be taken into account

- 22.11. Constraints are shown by Figure UR2 and are summarised below:

- AONB designation of the surrounding landscape and the settlement.

Areas where development is not suitable

- 22.12. Areas where development is not considered to be suitable on landscape and visual grounds are summarised below:

- The open plateau to the north and south of the existing settlement due to its visually exposed position.
- The valley sides to the west and east of the settlement due to their high visibility and importance to the landscape setting of the settlement.
- The plateau to the west of the B Road forming the western edge of the settlement outside the current built form. Development in this area could start to impinge on the landscape setting of Bourton-on-the-Water and is likely to be visible from a wide area of High Wold to the west.

Suggested environmental improvements

22.13. The following environmental improvements are suggested:

- Substantial woodland planting on the valley side to the eastern side of the settlement to link with existing woodland blocks. This could enhance the overall landscape character of the valley and help to visually integrate the plateau development into the landscape.
- Planting to the north of the settlement could help soften the built edge of housing and improve the approach to the settlement.

Potential sites for development

22.14. The site put forward in the SHLAA is now considered and located on Figure UR2.

Site Reference:UR_2	Settlement:	Upper Rissington
DESCRIPTION:		
<p>This site lies on the western edge of the settlement, separated from the core by the main road. It consists of a level area of rough ground, containing several relic conifers and ornamental trees, between two blocks of housing, with an access track along its northern edge. It is open along its eastern and western boundaries and contained by housing to north and south (the houses have views out over adjoining land to the west, not direct views into the site). Although close to the top of a steep slope overlooking the Vale of Bourton, the site is set back from the steep edge on plateau land. The steepness of the slope and many blocks of intervening trees prevent views into the site from the west from Little Rissington. Very long views are possible from parts of Great Rissington, over a distance of more than 2 km and, again, with several blocks of intervening vegetation. The closest property on this side is Collier's Hill Barn, which lies immediately to the west of the site, but is set much lower on the hill slope and is surrounded by screening vegetation. To the south lies North Lodge, Great Rissington, which is 1.5 km distant and is screened to the north by a poplar plantation. The eastern site boundary overlooks current housing development and a new road layout.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	Medium/low	
Justification:		
<p>This site's susceptibility to development is in its frontage trees to the east. Its location within the AONB indicates landscape value, but its characteristics differ from the AONB. Given the context of its setting adjacent to, and between, existing housing development and its location set back from the plateau edge, which largely eliminates its visibility within the wider landscape the site is appropriate for development providing the boundary trees are retained.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	7. High Wold	
<i>Landscape Character Area:</i>	Rissington Plateau and Milton	
<i>Historic Landscape Character:</i>	Less irregular enclosure partly reflecting former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	Cotswolds AONB	
<i>Historic:</i>		
<i>Biodiversity:</i>		
<i>Other (floodplain, PROWs):</i>		

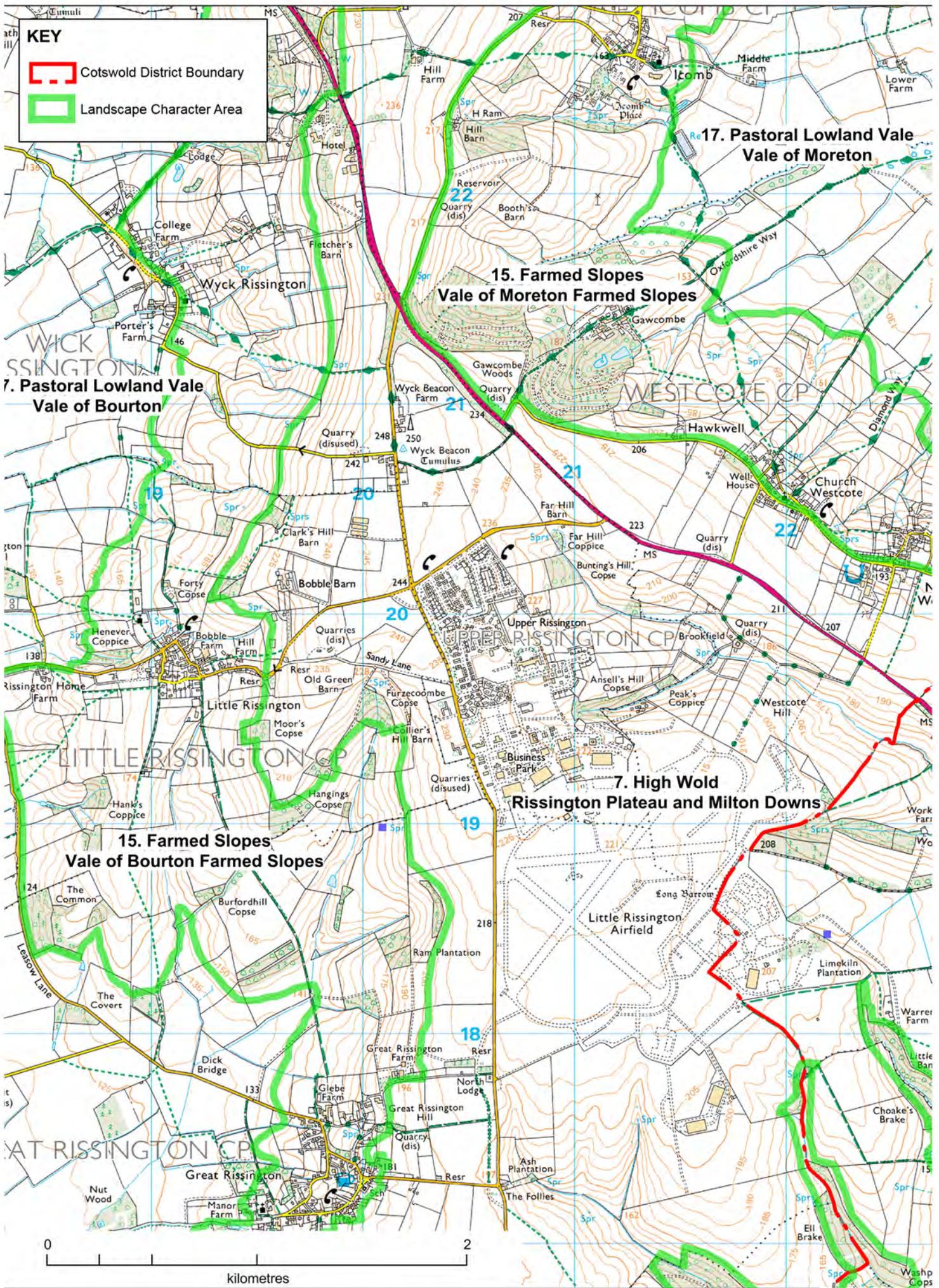


Figure UR1 - UPPER RISSINGTON
Context and Landscape Character Types and Areas

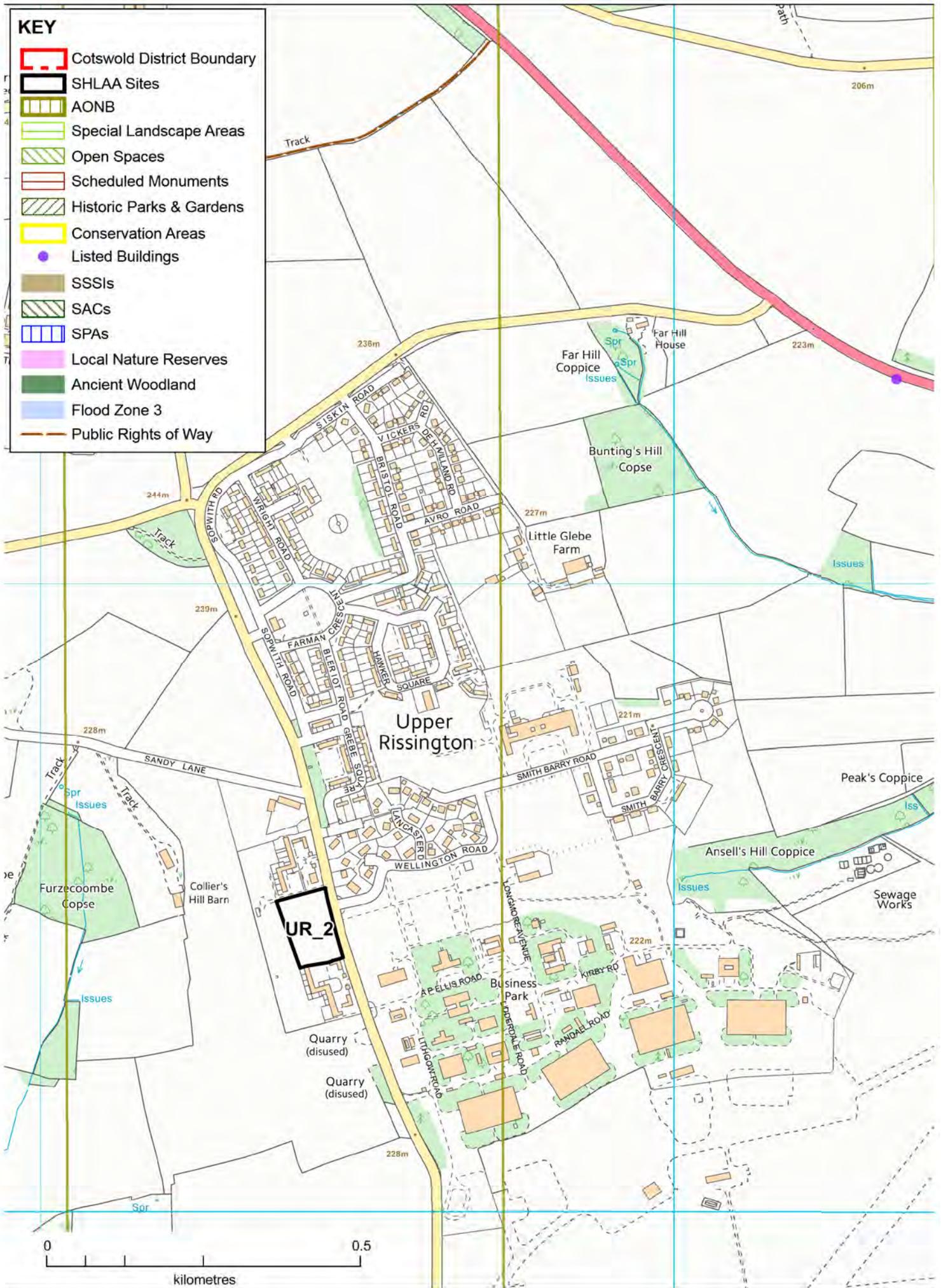


Figure UR2 - UPPER RISSINGTON
Housing Sites, Constraints and Designations

23. Willersey

Settlement character

- 23.1. Willersey lies in the relatively flat landscape of the Vale of Evesham north west of the Cotswolds escarpment. It is located on the A4632 between Broadway and Mickleton as shown by Figure W1. The main distinguishing characteristic of the village is the broad Main Street which runs up the gentle foot slope of the escarpment. The adjacent historic buildings constitute the historic core of the settlement. The properties on either side of the Main Street have distinctive large plots which form a setting to the many listed buildings. The church is located to the east of Main Street on the edge of the village and is visible when approaching from this direction.
- 23.2. The western and northern edges of the village have expanded with a substantial amount of modern development which includes a relatively large industrial estate. The northern edge of the village is strongly defined by the embankment of a disused railway.

Landscape Character

- 23.3. Willersey lies within National Landscape Character Area 106 The Severn and Avon Vales , on the edge of the Cotswolds. At a county level it is within the Unwooded Vale landscape type with the Vale of Evesham Fringe LCA element lying in the AONB, and the Mickleton Vale Fringe outside to the north beyond Collin Lane.
- 23.4. Essentially the landscape surrounding Willersey can be split into the north-west part and the south east part as a result of the topography. The north west part is flat land consisting of generally large fields with pasture and arable land. Hedges and drainage ditches divide the fields. The south east part consists of smaller fields and hedges with more trees and occasional blocks of woodland. The views out over the Vale of Evesham are an important aspect of this area's character. Land abutting both the south western and north eastern edges of the village exhibits ridge and furrow.

Relationship of the settlement with the surrounding landscape

- 23.5. The settlement has the following key relationships with the surrounding landscape:

Positive

- The village is located at the foot of the scarp slope but above the flat wet ground of the Vale of Evesham;
- The alignment of Main Street up the slope is important. It directs views towards the scarp slope and, in the other direction, out over the Vale of Evesham.
- The edge of the settlement is visually permeable on the eastern side with the older part of the settlement abutting agricultural land allowing views to the church.

Negative

- The extension of the village onto the flat land to the north runs counter to the established pattern of scarp slope settlement;
- The 'modern' village edges reduce the visual permeability of the village and hence its visual relationship with the surrounding landscape.
- Development has consolidated the settlement into nucleated form away from the traditional linear form which related to the topography of the area.

Landscape sensitivity considerations

- 23.6. Landscape around the southern part of the village is within the Cotswolds AONB and is a good example of the 'edge landscape.' It is a more sensitive landscape consisting of smaller fields and hedges with more trees and occasional blocks of woodland. The character of the northern landscape has been considerably affected by development and is a degraded example of the rural Vale of Evesham landscape.
- 23.7. The ability of the landscape to accommodate development is limited by the high quality and visually prominent scarp slope landscape to the south east. The flat land to the north west is less limited by landscape character and quality due to already existing detractors. However, extensive development would be prominent from the scarp.

Constraints to be taken into account

23.8. Constraints are shown by Figure W2 and W3 and are summarised below:

- AONB
- Conservation Area
- Listed buildings and their settings

Areas where development is not suitable

23.9. Areas where development is not suitable in accordance with the criteria set out in Section 2.0 are as follows:

- The scarp slope to the south east of the village due to its high visibility and importance to the setting of the village and landscape quality of the AONB.
- The large undeveloped plots/gardens behind Main Street properties.
- The land at both the south-west and north-east village edges due to the presence of ridge and furrow, visual prominence and the potential to block views to the church.

Suggested areas for environmental improvement

23.10. The frontage to the industrial estate and the entry to the village from the north would benefit from an environmental enhancement action plan including planting.

Potential sites for development

23.11. The sites put forward in the SHLAA are considered in turn and located on Figures W2 and W3.

Site Reference: W_4	Settlement:	Willersey
DESCRIPTION:		
<p>This site is a grass field, part of which was a nursery, a house and a remaining shed on the north western edge of the settlement. To the north, the site is separated from the vegetated low dismantled railway which screens all views from the wider landscape in this direction. To the west, a dense conifer hedge separates it from an electricity sub-station and a depot lies to the south west. A high cut thorn hedge continues along its southern and much of its eastern boundary, although there is a glimpse here of the roof of a building within the site. The site occupies flat land, with open pasture fields across Collin Lane to the south. Although the site lies on the edge of the settlement, the dismantled railway is a strong boundary feature. The site is difficult to see into but any development on it would be visible from the south. It lacks tranquillity due to the sub-station, road and former use.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	Medium/low	
Justification:		
<p>The site's susceptibility to development is in its visibility to Collin Lane and the AONB to the south, and any expansion here would be a significant extension to the settlement with a tenuous physical link to the existing edge. However, it is screened from wider view to the north and west and its intrinsic sensitivity is limited.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Severn and Avon Vales	
<i>Landscape Character Type:</i>	19. Unwooded Vale	
<i>Landscape Character Area:</i>	Vale of Evesham Fringe	
<i>Historic Landscape Character:</i>	Less irregular enclosure partly reflecting former unenclosed cultivation patterns	
	Less irregular enclosure partly reflecting former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	none	
<i>Historic:</i>	none	
<i>Biodiversity:</i>	small watercourse along the eastern boundary	
<i>Other (floodplain, PROWs):</i>	none	

Site Reference: W_5	Settlement: Willersey
DESCRIPTION:	
<p>This site lies on the south western edge of the settlement, with its southern boundary on Broadway Road/Leamington Road. A low wire fence permits open views of and across the site, which is very gently sloping pastoral farmland with small associated livestock buildings on the south western corner. There is dense evergreen planting screening a commercial building in a compound to the north east of the site. Fences on other boundaries permit views across this site and Site W_8B to the hedge screening Site W_8A. There are views from the southern boundary to Broadway Tower and the scarp slope. A separate housing estate lies on the Leamington Road to the south west and a commercial depot lies to the north west. The site lies in the Cotswolds AONB.</p>	
LANDSCAPE SENSITIVITY:	
Evaluation:	Medium
Justification:	
<p>This site is susceptible to development as it clearly lies outside the settlement, with long views over open farmland to the south to and from the scarp slope although more restricted to the west by the low landform of the dismantled railway. It is within the Cotswold AONB so has some value. The current settlement edge is neutral with screen hedges. The site itself contributes to the gap between the settlement and the housing estate to the west and development here could contribute to apparent ribbon development along the Leamington Road. However, intrinsically the field has limited character and few elements worthy of retention. If development were permitted here it should be designed to have a positive frontage to Broadway Road/Leamington Road with appropriate softening with trees to reduce its impact and a robust well treed edge to the west to finish the settlement off and maintain a gap.</p>	
LANDSCAPE CONTEXT	
<i>National Character Area:</i>	Severn and Avon Vales
<i>Landscape Character Type:</i>	19. Unwooded Vale
<i>Landscape Character Area:</i>	Vale of Evesham Fringe
<i>Historic Landscape Character:</i>	Less irregular enclosure partly reflecting former unenclosed cultivation patterns
CONSTRAINTS/DESIGNATIONS	
<i>Landscape:</i>	within Cotswolds AONB
<i>Historic:</i>	none
<i>Biodiversity:</i>	none
<i>Other (floodplain, PROWs):</i>	none

Site Reference: W_7A	Settlement:	Willersey
DESCRIPTION:		
<p>This site lies on the northern edge of the settlement, where it abuts Willersey Business Park to the west and open pastoral farmland to the east. It consists of very gently sloping pastoral land falling north, in fenced enclosures with a series of dilapidated buildings and rough storage areas on its southern boundary, where a tall hedge separates it from the B4632. Its northern boundary is fenced, with views over flat pasture fields to the low vegetation on the dismantled railway, which, together with extensive woodland, effectively screens all views from the north. There is a hedged track along the eastern boundary, with a PROW running parallel a few metres away in the adjoining pasture field.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	Medium/low	
Justification:		
<p>The site is susceptible to housing development by reason of its current land use, but this has little time-depth. It is of low susceptibility by reason of its well-screened location and proximity to existing economic development, outside the settlement but well-screened within the wider landscape. The AONB boundary is the southern edge of the B4632, on the northern edge of which a tall hedge provides screening at present, although there may be some limited views into the site from first floor windows of houses opposite. Dense hedges on nearby parallel field boundaries screen views in from traffic approaching the settlement from the east, but care would be required to ensure that building heights were no more than those of buildings in the adjoining Business Park, to avoid any significant visibility from the scarp slope to the south east. Retention of part of the strongly vegetated southern boundary is recommended.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Severn and Avon Vales	
<i>Landscape Character Type:</i>	Unwooded Vale	
<i>Landscape Character Area:</i>	Mickleton Vale Fringe	
<i>Historic Landscape Character:</i>	Less irregular enclosure partly reflecting former unenclosed cultivation patterns	
	Existing settlement - extent by mid 19th century	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	none	
<i>Historic:</i>	none	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	none	

Site Reference: W_8A	Settlement:	Willersey
DESCRIPTION:		
<p>This site comprises of two very gently sloping pastoral fields on the western edge of the settlement. Collin Lane lies to the north, housing on Collin Close to the east (with a watercourse along the boundary) and a depot with a semi-rural character and some trees to the west. Low cut hedges lie on the northern and western boundaries. The southern boundary abuts another gently sloping field, but has an outgrown dense hedge along it which prevents more than glimpsed views into the site from the PROW along this boundary. Within the site there is a division between mown grass planted with groups of young trees and shrubs, and a northern area of ridge-and-furrow pasture. The site lies in the Cotswolds AONB.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	High/medium	
Justification:		
<p>This site is susceptible to housing development by reason of its location on the edge of the settlement, with open farmland to the west (although screened by the landform of the dismantled railway to the west), by the PROW along its southern boundary and by its current use as agricultural land. It is of value in terms of its AONB designation and the ridge and furrow pasture. The fields have a pleasant character with views to the scarp to the north. The depot to the west of the site does not detract significantly from its relationship to the settlement and the wider landscape. The site has the most attractive intrinsic qualities of the sites on the western edge of the settlement.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Severn and Avon Vales	
<i>Landscape Character Type:</i>	19. Unwooded Vale	
<i>Landscape Character Area:</i>	Vale of Evesham Fringe	
<i>Historic Landscape Character:</i>	Less irregular enclosure partly reflecting former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	within Cotswolds AONB	
<i>Historic:</i>	none	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	PROW to the south	

Site Reference: W_8B	Settlement:	Willersey
DESCRIPTION:		
<p>This site, a gently sloping arable field, lies on the western edge of the settlement, with open farmland to the west, screened further west by the landform of the dismantled railway. Its eastern boundary is a watercourse along the rear of housing on Hays Close, from where a PROW extends along part of this boundary and along the site's northern boundary. The northern boundary is an outgrown hedgerow within adjoining Site W_8A, while to the west, it is open to the west, with views over adjoining fields. To the south it abuts Site W_5, with a low fence between them. The site is visible from Broadway Road/Leamington Road, but screened from view to an extent from Collin Lane by the hedge along the southern boundary of Site W_8A. A commercial depot lies to the north west. The site lies in the Cotswolds AONB.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	Medium	
Justification:		
<p>This site is susceptible to housing development by reason of its open character and land use, and by the presence of a PROW along part of its boundaries and lack of vegetated boundary to the west. It is intervisible with the scarp slope to the south and from Broadway Road/Leamington Road. It is of value being within the AONB. However, it is not of intrinsically high value, with good screening from the dismantled railway to the west and existing housing along its eastern boundary. If housing development is permitted here it should be of high quality and present a positive edge to the west, where it will be visible when approaching from Broadway.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Severn and Avon Vales	
<i>Landscape Character Type:</i>	19. Unwooded Vale	
<i>Landscape Character Area:</i>	Vale of Evesham Fringe	
<i>Historic Landscape Character:</i>	Less irregular enclosure partly reflecting former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	within Cotswolds AONB	
<i>Historic:</i>	none	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	PROW to the north	

Site Reference: WIL_E1C	Settlement:	Willersey
DESCRIPTION:		
<p>This site lies on the northern edge of the settlement, where it abuts Willersey Business Park to the west and open pastoral farmland to the east. It consists of very gently sloping pastoral land falling north, in fenced enclosures with a series of dilapidated buildings and rough storage areas on its southern boundary, where a tall hedge separates it from the B4632. Its northern boundary is fenced, with views over flat pasture fields to the low vegetation on the dismantled railway, which, together with extensive woodland, effectively screens all views from the north. There is a hedged track along the eastern boundary, with a PROW running parallel a few metres away in the adjoining pasture field.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	Medium/low	
Justification:		
<p>The site is susceptible to economic development by reason of its current land use, but this has little time-depth. It is of low susceptibility by reason of its well-screened location and proximity to existing economic development, outside the settlement but well-screened within the wider landscape. The AONB boundary is the southern edge of the B4632, on the northern edge of which a tall hedge provides screening at present, although there may be some limited views into the site from first floor windows of houses opposite. Dense hedges on nearby parallel field boundaries screen views in from traffic approaching the settlement from the east, but care would be required to ensure that building heights were no more than those of buildings in the adjoining Business Park, to avoid any significant visibility from the scarp slope to the south east. Retention of most of the strongly vegetated southern boundary is recommended.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Severn and Avon Vales	
<i>Landscape Character Type:</i>	Unwooded Vale	
<i>Landscape Character Area:</i>	Mickleton Vale Fringe	
<i>Historic Landscape Character:</i>	Less irregular enclosure partly reflecting former unenclosed cultivation patterns	
	Existing settlement - extent by mid 19th century	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	none	
<i>Historic:</i>	none	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	none	

KEY

-  Cotswold District Boundary
-  SHLAA Sites
-  AONB
-  Special Landscape Areas
-  Open Spaces
-  Scheduled Monuments
-  Historic Parks & Gardens
-  Conservation Areas
-  Listed Buildings
-  SSSIs
-  SACs
-  SPAs
-  Local Nature Reserves
-  Ancient Woodland
-  Flood Zone 3
-  Public Rights of Way

