

Landscape Assessment of land surrounding settlements in Cotswold District

July 2026



COTSWOLD
District Council

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PART 1

1. Introduction

- 1.1 Planscape Consultants Ltd. (Planscape) were appointed by Cotswold District Council in June 2025 to undertake landscape appraisals of new sites from the Council's Housing and Economic Land Availability Assessment Update.
- 1.2 In addition, Planscape were appointed to review and, where necessary, update the landscape appraisals of sites from the following documents to bring these up to date:
 - i. [Study Of Land Surrounding Key Settlements \(White Consultants, Oct 2014\)](#)
 - ii. [Study Of Land Surrounding Key Settlements Additional Sites \(White Consultants, Oct 2014\)](#)
 - iii. [Study Of Land Surrounding Key Settlements Additional Sites 2 \(White Consultants, Oct 2014\)](#)
 - iv. [Study Of Land Surrounding Key Settlements Additional Sites \(White Consultants, Nov 2015\)](#)
 - v. Strategic Housing and Economic Land Availability Assessment (CDC, May 2021).
- 1.3 In so doing, the landscape appraisals can take account of the impact of any physical change since the previous assessments, any revised assessments, policies and up-to-date guidance.
- 1.4 The study forms part of the evidence base that informs the Local Plan Update. The sites assessed in this report are those being more broadly assessed by Cotswold District Council for their potential as development allocations in the Council's Local Plan Update. The sites surround Principal and Non-Principal Settlements in the Council's emerging Local Plan development strategy.
- 1.5 The method reflects current guidance, in particular, Guidance: Landscape and seascape character assessments (2014), Natural England and Department for Environment, Food and Rural Affairs, An approach to landscape sensitivity assessment (2019), Natural England and Guidelines for Landscape and Visual Impact Assessment (GLVIA) Edition 3, April 2013.
- 1.6 The report is divided into two parts. Part 1 provides the method (2.0), landscape context (3.0) and a brief summary of findings (4.0). Part 2 comprises

appendices for parishes/settlements, where there is an evaluation of each parish/settlement before Stage 1 and Stage 2 site assessments are provided. In accordance with the "Stage 1 Landscape Screening Methodology for Sites Located within the Cotswolds National Landscape" (Appendix 36), sites outside the National Landscape have not been assessed at Stage 1, instead the sites have detailed Stage 2 assessments only.

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 supersede 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 several technical terms for precision and as a means for reaching conclusions. These terms are defined in the Glossary in Appendix 1.

- 2.4 **Figure 1** shows a summary of the process undertaken which is then explained in the text.

Desk study of landscape, settlements and sites

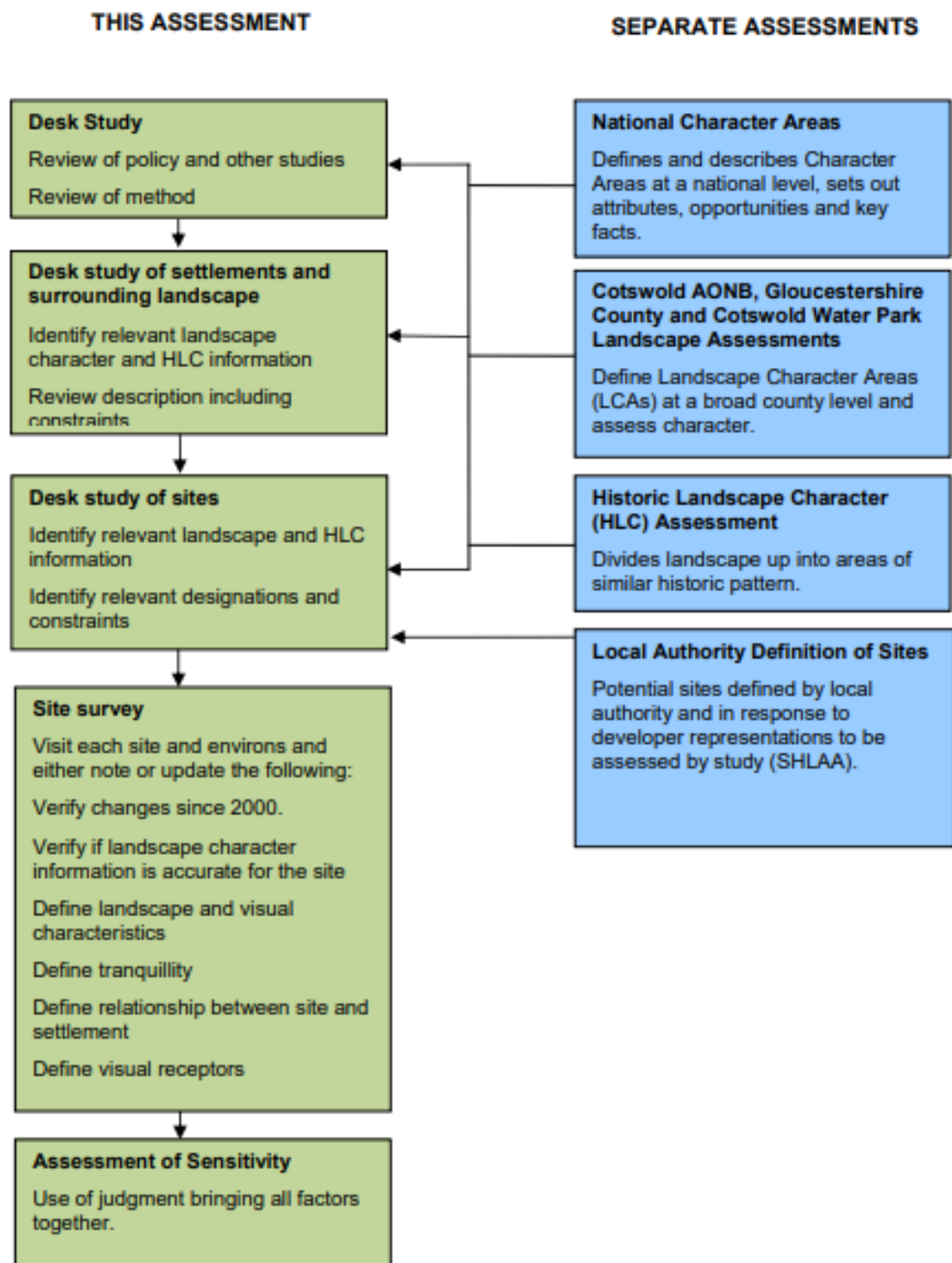
- 2.5 The national landscape character assessment is being upgraded by Natural England with useful additional information including opportunities, ecosystem services information and key facts. This has been completed for the Cotswolds and Severn and Avon Vales but is still underway for the Upper Thames Clay Vales. This provides the broad context for the study. The landscape character assessments (LCAs) for the Cotswolds National Landscape (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 Cotswolds National Landscape, 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.

Figure 1: Summary of Study Method



Development types

- 2.9 Residential development is taken to mean housing development up to two storeys high i.e. up to 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 up to 3 storeys high and industrial units up to 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 EG(i), 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 national¹ or local, cultural heritage i.e. historic or archaeological, or for biodiversity.
- Factors as per the TGN 02-21: Assessing landscape value outside national designations;
 - Natural Heritage
 - Cultural Heritage
 - Landscape Condition
 - Associations
 - Distinctiveness
 - Recreational
 - Perceptual (Scenic)
 - Perceptual (Wildness and tranquillity)
 - Functional

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.

¹ Cotswolds National Landscape Special Qualities

- 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

Level	Definition	LDP site suitability
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 may 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 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 National Landscape, 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 National Landscape 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 National Landscape 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 Many of 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 most of 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 landscape sensitivities of each individual site are set out in **Tables 2A and 2B**.
- 4.3 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 2A: Sites landscape sensitivity (strategic sites)

Settlement/Parish		Site Ref	Sensitivity
Strategic Sites and New Settlements			
1	Ampney Crucis	R583A, B, C and D, and R599A and B	High
2	Ampney Crucis	R649	High
3	Ampney St Mary	R693 / R694	High
4	Baunton and Daglingworth	C184	Medium-High
5	Chipping Campden: Land north-east of Chipping Campden	CC68 / CC69 / CC73 / CC74 / CC76	High
6	Chipping Campden: Land east of Catbrook	CC79	High
7	Cirencester: Steadings southern extension	C190	Medium-High
8	Down Ampney: Land surrounding Down Ampney	DA5 / DA17A / DA20A / DA21 / DA22A / DA32	See individual site assessments
9	Driffield; Land west of Driffield	R571A / R571C / R571D	Medium-High
10	Driffield	R644, R645, R646	Medium-High
11	Driffield	R656, R657, R658	Medium-High to High
12	Driffield	R689, R690	High
13	Driffield	R691	Medium-High

	Settlement/Parish	Site Ref	Sensitivity
14	Driffield	R692	High
15	Fairford: Land north-east of Fairford	F57A, F57B, F57C	Medium-High
16	Kemble: Land south-west of Kemble	K9 / K12 / K13A, K13B, K15	Medium-High to High
17	Kemble: Land south-west of Kemble	K15	Medium
18	Kemble: Cotswold Airport	K7A / K7B	Medium
19	Mickleton: Land west of Mickleton	MK12A / MK13 / MK18 / MK19 / MK20B	See Individual Assessments
20	Mickleton: Land north of Mickleton	MK1AB, MK3, MK16, MK17, MK21, MK22, MK23	See Individual Assessments
21	Moreton-in-Marsh: Land north of Moreton-in-Marsh	M31, M88B, M88A	See Individual Assessments
22	Moreton-in-Marsh: Fire Service College	M72 / M79 / ME6	Medium to Medium-High
23	Moreton-in-Marsh: Land south of Moreton-in-Marsh	M9 / M9A / M9B / M9D / M9C / M12B / M19C / M70 / M71A / M71B / M76 / M77 / M82	See Individual Assessments
24	North Cerney: Land north and south of North Cerney	R262 / R263	High
25	Preston: Land to the east of Kingshill Lane	C164A	Medium
26	Preston: Land to the south of Preston	R519, R650	See Individual Assessments
27	Siddington: Land south-west of Siddington	SD20	Medium-High
28	Sapperton: Aston Down Airfield	RURE20A / RURE20B / R428	Medium-High
29	South Cerney: Land north-east of South Cerney	SC33 / SC35 / R600	Medium-High to High
30	Upper Rissington: Land north of Upper Rissington	UR4A / UR4B	High

Table 2B: Sites landscape sensitivity (non-strategic housing sites)

	Settlement	Site Ref	Sensitivity
31	Andoversford	A2	Medium
32	Andoversford	A3A	Medium-High
33	Andoversford	A3B	Medium
34	Andoversford	A4	Medium-High
35	Andoversford	A5	High
36	Andoversford	A9A	High
37	Andoversford	A10A	High
38	Andoversford	A13	High
39	Avening	R430 / R489	High
40	Avening	R648	High
41	Bibury	R55	Medium-High
42	Bibury	R411	High
43	Bibury	R573	High
44	Bibury	R574	High
45	Bibury	R575	High
46	Bibury	R674	High
47	Bibury	R677	Medium
48	Blockley	BK3	High
49	Blockley	BK6A	Medium-High
50	Blockley	BK6C	High
51	Blockley	BK7A	High
52	Blockley	BK7B	Medium-High
53	Blockley	BK8A	Low-Medium
54	Blockley	BK8B	Low-Medium
55	Blockley	BK11	Medium
56	Blockley	BK14A	Low
57	Blockley	BK14B	High-Medium
58	Blockley	BK15	Medium-High
59	Blockley	BK16	Medium-High
60	Blockley	BK23	High
61	Blockley	BK18	High
62	Blockley	BK19	High
63	Blockley	BK20	Medium-High
64	Blockley	BK23	High

	Settlement	Site Ref	Sensitivity
65	Blockley	BK24	High
66	Bledington	R499	Medium-High
67	Bledington	R616	High
68	Bourton-on-the-Hill	R82	High
69	Bourton-on-the-Hill	R82A	Medium-High
70	Bourton-on-the-Hill	R83	Medium-Low
71	Bourton-on-the-Water	B15A / B15B	High
72	Bourton-on-the-Water	B52	High
73	Bourton-on-the-Water	B54	Medium-High
74	Bourton-on-the-Water	B56	Low-Medium
75	Bourton-on-the-Water	B57	Medium
76	Broadwell	R87	Medium-High
77	Broadwell	R88	High
78	Broadwell	R654	Medium-High
79	Broadwell	R665	Medium-Low
80	Broadwell	R675	Medium-High
81	Broadwell	R682	Medium
82	Chedworth	R98	Medium-High
83	Chedworth	R505	High
84	Chedworth	R534	High
85	Chipping Campden	CC10A	Medium-Low
86	Chipping Campden	CC29B	Medium
87	Chipping Campden	CC46A / CC46B	Medium
88	Chipping Campden	CC49	Medium-High
89	Chipping Campden	CC50	Medium-High
90	Chipping Campden	CC52	Medium-High
91	Chipping Campden	CC55	Medium to Medium-High
92	Chipping Campden	CC56A / CC56B / CC63	High
93	Chipping Campden	CC59	Low
94	Chipping Campden	CC62	Medium-Low
95	Chipping Campden	CC65	High
96	Chipping Campden	CC66A	High
97	Chipping Campden	CC66B	Medium
98	Chipping Campden	CC67	Medium-High

	Settlement	Site Ref	Sensitivity
99	Chipping Campden	CC68	High
100	Chipping Campden	CC70	Medium-High
101	Chipping Campden	CC71	Medium-High
102	Chipping Campden	CC72	High
103	Chipping Campden	CC74	High
104	Chipping Campden	CC75	Medium
105	Chipping Campden	CC77	Medium-High
106	Chipping Campden	CC78	Medium-High
107	Chipping Campden	CC79	High
108	Chipping Campden	CC80	Medium-High
109	Chipping Campden	CC81	Medium-High
110	Cirencester	C42	Medium-High
111	Cirencester	C71	Medium
112	Cirencester	C81B	Medium-Low
113	Cirencester	C111	Medium-High
114	Cirencester	C119	Medium
115	Cirencester	C132	Medium-High
116	Cirencester	C168	Medium
117	Cirencester	C170	Medium
118	Cirencester	C178	Medium
119	Cirencester	C190	Medium-High
120	Coln St Aldwyns, Hatherop, Quenington	R123	High
121	Coln St Aldwyns, Hatherop, Quenington	R538	Medium-Low
122	Coln St Aldwyns, Hatherop, Quenington	R591	Low to Medium-Low
123	Coln St Aldwyns, Hatherop, Quenington	R592	Medium
124	Coln St Aldwyns, Hatherop, Quenington	R608	High
125	Coln St Aldwyns, Hatherop, Quenington	R609	High
126	Coln St Aldwyns, Hatherop, Quenington	R670	Medium to Medium-High
127	Coln St Aldwyns, Hatherop, Quenington	R681	High
128	Didmarton	R436	Medium-Low

	Settlement	Site Ref	Sensitivity
129	Didmarton	R437	Medium-High
130	Didmarton	R439	Medium-High
131	Didmarton	R440	Medium-High
132	Didmarton	R441	Medium-High
133	Down Ampney	DA4	Medium
134	Down Ampney	DA4A	Medium-High
135	Down Ampney	DA5	Medium to Medium-High
136	Down Ampney	DA12	High
137	Down Ampney	DA13	Medium-High
138	Down Ampney	DA16	Medium-High
139	Down Ampney	DA16A	Medium-High
140	Down Ampney	DA17A	Medium
141	Down Ampney	DA20A	Medium-High
142	Down Ampney	DA21	Medium
143	Down Ampney	DA22A	Medium to Medium-High
144	Down Ampney	DA32	Medium to Medium-High
145	Fairford	F15 / F41	Medium-High
146	Fairford	F20A	Medium-High
147	Fairford	F24	Medium
148	Fairford	F36B	Medium-High
149	Fairford	F39A	Medium
150	Fairford	F39B	Medium-Low
151	Fairford	F39C	Medium-Low
152	Fairford	F44	Medium
153	Fairford	F50	Medium-High
154	Fairford	F52	Medium
1	Fairford	F53A	Medium-High
155	Fairford	F53B	Medium
156	Fairford	F56	Medium
157	Kemble	K1A / K1C	Medium-High
158	Kemble	K3	Medium-High
159	Kemble	K4	Medium-High
160	Kemble	K6A / K6B	Medium-High

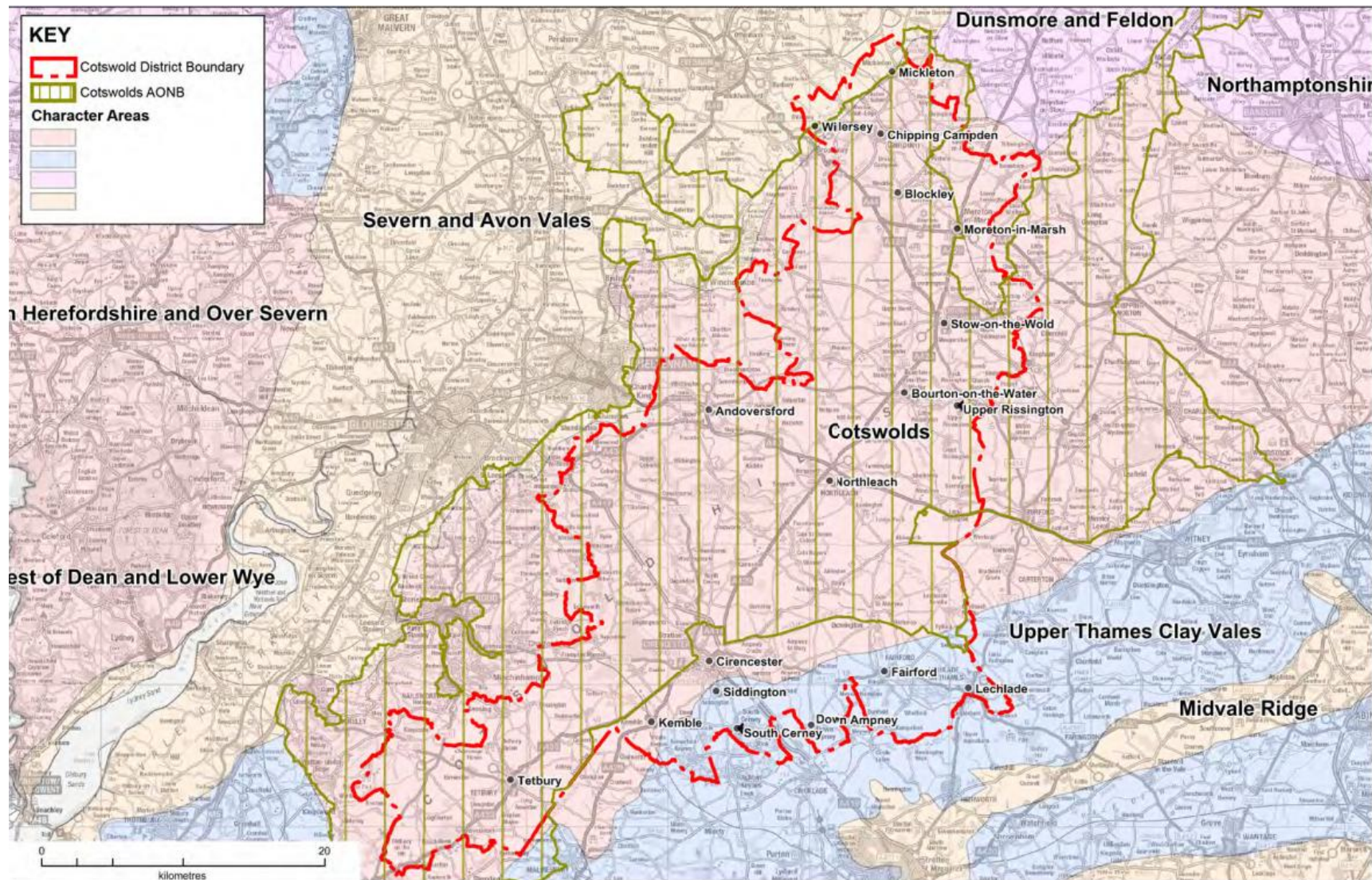
	Settlement	Site Ref	Sensitivity
161	Kemble	K15	Medium
162	Kempsford	R202/A	Medium-High to High
163	Kempsford	R203/A/B/C	Medium -Low to Medium
164	Kempsford	R204	High
165	Lechlade-on-Thames	L13	High
166	Lechlade-on-Thames	L14	Medium-High
167	Lechlade-on-Thames	L16A	Medium
168	Lechlade-on-Thames	L19	Medium-Low
169	Lechlade-on-Thames	L32	Medium
170	Lechlade-on-Thames	L33	Medium
171	Lechlade-on-Thames	L34	High
172	Lechlade-on-Thames	L35A	High
173	Lechlade-on-Thames	L35B	High
174	Lechlade-on-Thames	L40	Medium-High
175	Lechlade-on-Thames	L41	Medium-High
176	Lechlade-on-Thames	L42	Medium
177	Lechlade-on-Thames	L43	Medium-High
178	Longborough	R229C	High
179	Longborough	R457	High
180	Longborough	R577	Medium-Low
181	Mickleton	MK1AB / MK1C	Medium-High
182	Mickleton	MK2B / MK2C	Medium
183	Mickleton	MK3	Medium-High
184	Mickleton	MK5	Medium
185	Mickleton	MK7	Medium
186	Mickleton	MK11A, MK11B, MK11C	Medium
187	Mickleton	MK12A	Medium-Low
188	Mickleton	MK13	Medium-Low to Medium
189	Mickleton	MK14	High
190	Mickleton	MK15	Medium-High
191	Mickleton	MK16	Medium
192	Mickleton	MK17	Medium

	Settlement	Site Ref	Sensitivity
193	Mickleton	MK18	Medium-Low
194	Mickleton	MK19	Medium-High
195	Mickleton	MK20B	Medium-High
196	Mickleton	MK21	Medium-High
197	Mickleton	MK22	Medium
198	Mickleton	MK23	Medium-High
199	Moreton-in-Marsh	M9 / M9A / M9B / M9C / M9D	Medium
200	Moreton-in-Marsh	M11	Medium
201	Moreton-in-Marsh	M12B	Medium-Low
202	Moreton-in-Marsh	M13	Medium-High
203	Moreton-in-Marsh	M19C	Medium-High
204	Moreton-in-Marsh	M28B	Medium
205	Moreton-in-Marsh	M31	Medium to Medium-High
206	Moreton-in-Marsh	M62	Medium-High
207	Moreton-in-Marsh	M70	Medium-High
208	Moreton-in-Marsh	M71B	Medium-High
209	Moreton-in-Marsh	M74	Medium to Medium-High
210	Moreton-in-Marsh	M76	Medium-High
211	Moreton-in-Marsh	M77	High
212	Moreton-in-Marsh	M78	Medium
213	Moreton-in-Marsh	M80	High
214	Moreton-in-Marsh	M81A	High
215	Moreton-in-Marsh	M81B	High
216	Moreton-in-Marsh	M82 / M83	High
217	Moreton-in-Marsh	M84 / M85	High
218	Moreton-in-Marsh	M87	High
219	Moreton-in-Marsh	M88A / M88B / M88C	Medium-High
220	Moreton-in-Marsh	M89	Medium-Low to Medium
221	Northleach	N1B	Medium-High
222	Northleach	N2	High
223	Northleach	N12A	High
224	Northleach	N12B	High

	Settlement	Site Ref	Sensitivity
225	Northleach	N13A	High
226	Northleach	N13C	Medium-High
227	Northleach	N14A	High
228	Northleach	N14B	Medium to Medium-High
229	Northleach	N18	High
230	Northleach	N19	Medium-High
231	Northleach	N21	High
232	Northleach	N22	High
233	Northleach	N23	High
234	Northleach	N24	High
235	Poulton	R467	Medium-Low
236	Poulton	R468	Medium
237	Poulton	R469	Medium-Low
238	Poulton	R509	Medium
239	Poulton	R517	Medium
240	Poulton	R606	Medium-High
241	Poulton	R607	Medium-Low
242	Poulton	R685	Medium-High
243	Preston	R678	High
244	Preston	R679	Medium-High
245	Preston	R680	Medium-High
246	Sapperton	R660	Medium-High
247	Sapperton	R661	High
248	Sapperton	R662	Medium-High
249	Siddington	SD3	Medium
250	Siddington	SD3A	Medium-Low
251	Siddington	SD9A	Medium-High
252	Siddington	SD9B	Medium-High
253	Siddington	SD9C	Medium-High
254	Siddington	SD10	Medium-High
255	Siddington	SD11	Medium to Medium-High
256	Siddington	SD12	Medium-High
257	Siddington	SD14	Medium-High
258	Siddington	SD15	Medium-High

	Settlement	Site Ref	Sensitivity
259	Siddington	SD17	Low-Medium
260	Siddington	SD18	Medium-High
261	Siddington	SD19	Medium-High
262	Siddington	SD20	Medium-High
263	Siddington	SD21	Medium
264	Siddington	SD22	Medium-High
265	Siddington	SD23	Medium to Medium-High
266	South Cerney	SC31	Medium
267	South Cerney	SC32	Medium-High
268	South Cerney	SC36	Medium-High
269	South Cerney	SC37	High
270	Stow-on-the-Wold	S14B	Low
271	Stow-on-the-Wold	S22B	Medium-High
272	Stow-on-the-Wold	S49	High
273	Stow-on-the-Wold	S50	High
274	Stow-on-the-Wold	S51	Medium-High
275	Stow-on-the-Wold	S52	High
276	Stow-on-the-Wold	S55B	Medium
277	Stow-on-the-Wold	S57	High
278	Stow-on-the-Wold	S60	High
279	Stow-on-the-Wold	S61A / S61B	High
280	Stow-on-the-Wold	S65A / S65B	Medium-High
281	Stow-on-the-Wold	S66	Medium-High to High
282	Stow-on-the-Wold	S67 / S54B	Medium-High
283	Stow-on-the-Wold	S68	Medium
284	Tetbury	T28	Medium
285	Tetbury	T31B	Medium
286	Tetbury	T34 / T34C / T34D	High
287	Tetbury	T45	Medium-High
288	Tetbury	T52	Medium-High
289	Tetbury	T71A	Medium
290	Tetbury	T74	High
291	Tetbury	T76	Medium-High
292	Tetbury	T77	High

	Settlement	Site Ref	Sensitivity
293	Tetbury	T78	High
294	Tetbury	T80	Medium-High
295	Tetbury	T81	Medium-High
296	Tetbury	T82	Medium-High
297	Upper Rissington	UR1A	Medium-Low
298	Willersey	W4B	Medium-Low
299	Willersey	W6	High
300	Willersey	W7A2 / W7C	Medium-Low
301	Willersey	W7B	Medium-High
302	Willersey	W8A1	Medium-High
303	Willersey	W8A2	Medium-High
304	Willersey	W8C	Medium-High
305	Willersey	W11	Medium
306	Willersey	W12	High
307	Willersey	W16	High



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.

Maps

- 5.11 The maps within each settlement assessment show all sites assessed within the map area. Only sites mostly within the parish boundaries are assessed within the associated appendix. As such, some sites are visible on the maps, but are assessed in a different appendix.