

# Chipping Campden

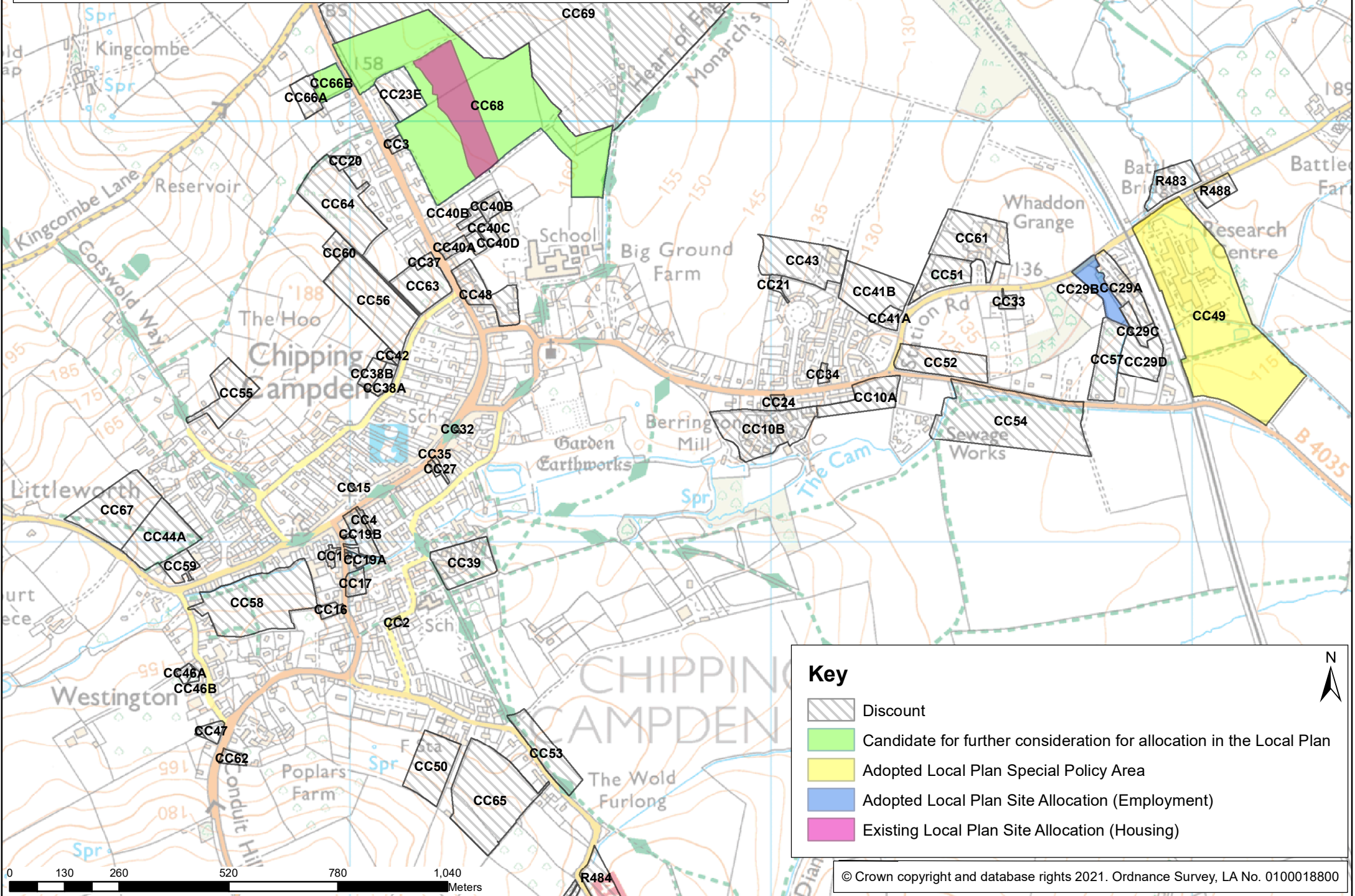
Site Assessments Strategic Housing and Economic Land Availability Assessment (2021)








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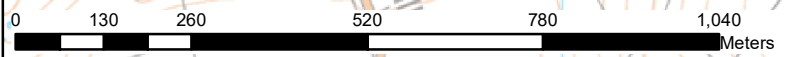
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# Chipping Campden - Summary Map of Site Assessment Conclusions



**Key**

-  Discount
-  Candidate for further consideration for allocation in the Local Plan
-  Adopted Local Plan Special Policy Area
-  Adopted Local Plan Site Allocation (Employment)
-  Existing Local Plan Site Allocation (Housing)



## Site Assessments: Part I

Ref.	Address	Proposal	Assessment	Conclusion
CC1	Craftwork shops, situated off Sheep St with potential to convert buildings	Housing	Flood Zone 3b (SFRA Level 2)	Discount
CC2	19 Cherry Orchard Close	Housing	Below 5 dwelling threshold	Discount
CC3	8 Aston Road	Housing	Development complete (ref: 10/03226/FUL)	Discount
CC4	Adjacent Cutts Garage	Housing	Below 5 dwelling threshold	Discount
CC5	Adjacent to Cross Cottage, Sheep Street	Housing	Development complete	Discount
CC6	Land adjoining Castle Gardens	Housing	Development complete	Discount
CC7	Badgers Field	Housing	Duplicate of CC39	Discount
CC8	Berrington Field Farm, Station Road	Housing	Duplicate of CC10	Discount
CC9	Berrington Mill Nurseries	Housing	Duplicate of CC10	Discount
CC10A	Land south of Station Road	2-3 homes	Below 5 dwelling threshold	Discount
CC10B	Land at Berrington Mill Nurseries	Housing	Development of 26 dwellings complete (ref: 14/05178/REM)	Discount
CC14	Builders Yard and Craft Shop	Housing	Development complete	Discount
CC15	Circa Antiques (Now Grey's Opticians) The Square - 1st & 2nd floors from residential C3 to Offices B1	Housing	Residential loss	Discount

Ref.	Address	Proposal	Assessment	Conclusion
CC16	Clemette, Sheep Street	Housing	Development complete	Discount
CC17	Cotswold Garage, Sheep Street	Housing	Development complete	Discount
CC18	Cutts Garage	Housing	Duplicate of CC19	Discount
CC19A	Cutts Garage	Housing	Development complete (ref: 12/03111/FUL)	Discount
CC19B	Cutts Garage	Housing and/or employment	Flood Zone 3b (SFRA Level 2)	Discount
CC20	Foxwood, Grevel Lane	Housing	Development complete	Discount
CC21	Garage area to rear of Berrington Road	Housing	Extant planning permission. Deliverability assessed in Housing Land Supply Report	Discount
CC22	Inset Map 5	Housing	Unable to locate site	Discount
CC23A, CC23B, CC23C, CC23D, CC23F	Land north-east of Aston Road	N/A	Merged into CC68 and CC69	Discount
CC23E	Aston Road Allotments	Housing	Unsuitable - The site provides the only allotments in Chipping Campden and should be retained.	Discount
CC24	Land at Berrington Mill Nurseries (adjacent to Nursery - between Fosse House and Evergreens, Station Road)	Housing	Development complete	Discount
CC25	Land at Fox Wood Grevel Lane	Housing	Duplicate of CC20	Discount
CC26	Land to rear of 32 Littleworth	Housing	Development complete	Discount
CC27	Maylems Delicatessen, High Street	Housing	Development complete	Discount

Ref.	Address	Proposal	Assessment	Conclusion
CC28	Northwick Business Centre	?	Unsuitable - The topography rises steeply to north-west and development would be highly intrusive and visible in a sensitive part of the AONB. Development would also unacceptably intrude into open countryside. The increased vehicle use on Dyers Lane is likely to be an issue.	Discount
CC29A	Campden Business Park, Battlebrook Drive	Employment	Development complete	Discount
<b>CC29B</b>	<b>Campden Business Park Extension, Battlebrook Drive</b>	<b>Housing or employment</b>	<b>Detailed site assessment provided in Part 2.</b>	<b>See Part 2</b>
CC29C	Campden Business Park, Battlebrook Drive	Employment	Extant planning permission for employment use. Unsuitable for residential use	Discount
CC29D	Land south of Campden Business Park	Housing	Not within or adjacent to Chipping Campden's development boundary	Discount
CC30	Springhill Camp	Housing &/or commercial. Mixed Use or Self-contained care village	Not within or adjacent to Chipping Campden's development boundary	Discount
CC31 (R171)	Rye Piece Farm Ebrington Chipping Campden	Housing	Duplicate of R171	Discount
CC32	Singer House High Street	Housing	Development complete	Discount
CC33	Station Road Garage, Station Road	Housing	Unsuitable - Not within or adjacent to Chipping Campden's Development Boundary	
CC34	The Castle, Station Road	Housing	Development complete	Discount
CC35	The Old School House, High Street	Housing	Development complete	Discount
CC36	Westington Hill Farm	Housing	Development complete	Discount

Ref.	Address	Proposal	Assessment	Conclusion
CC37, CC42, CC56, CC60, CC63	Wolds End Orchard, Back Ends Land west of Grigg's Close, GL55 6JW	Housing, Residential Care, or Community Facility	<p>Unsuitable - These sites have been considered in combination to understand if any part of the wider site area may be suitable.</p> <p>The Local Plan allocates Wolds End Orchard as a Land as a public car and coach park (Site ref CHI.3). This site may be suitable for a community use but is unsuitable for housing or residential care.</p> <p>The sites are very sensitive in the AONB. They have sloping topography and are exposed to views from the Cotswold Way, which runs across the top of the hill directly to the north. The sites are also adjacent to the Conservation Area. Development would put residential uses on a part of Back Ends and Aston Road that currently looks outwards to open countryside. This would harm the setting of the Conservation Area. CC56 also has ridge and furrow and is in productive agricultural use.</p> <p>Some development on the Royal Mail delivery office may be possible if this site were to become available, although it is unlikely that this could yield five or more dwellings.</p> <p>CC37 is now also being used as a private car park, so is unlikely to be available.</p>	Discount
CC38A	Land at The Hoo	Housing	Extant planning permission. Deliverability assessed in Housing Land Supply Report	Discount
CC38B	Horse paddock at The Hoo	Housing	Extant planning permission. Deliverability assessed in Housing Land Supply Report	Discount
CC39	Land at Badgers Field, Calf Lane	Housing	Development complete	Discount
CC40A, CC40B, CC40C, CC40D	Barrels Pitch Wooden Bungalow, Aston Road	Housing	Extant planning permissions and completed developments. Deliverability assessed in Housing Land Supply Report	Discount
CC41A	Campden Cricket Club - land for housing	5 dwellings	Extant planning permission. Deliverability assessed in Housing Land Supply Report	Discount
CC41B	Campden Cricket Club - land retained for sports pitch and pavilion	N/A	Unavailable and unsuitable - The site will be retained as a sports pitch and pavilion. The site is also an existing outdoor sports facility, which should be retained unless a suitable alternative can be found.	Discount
CC42	Royal Mail Delivery Office, Back End	N/A	See CC37	Discount

Ref.	Address	Proposal	Assessment	Conclusion
CC43	Castle Gardens Packing Sheds	Housing	Unsuitable - The packing sheds are in active use and are a viable business. Notwithstanding this, redevelopment would extend the residential development line unacceptably north into the AONB. The site is also remote from the town centre.	Discount
CC44A	Land west of Littleworth "The Leasows"	Housing	Extant planning permission for 30 dwellings (ref: 18/04995/REM). Deliverability assessed in Housing Land Supply Report	Discount
CC46A	Land adjacent to Top farmhouse and the west of Blind Lane	2 houses	Below 5 dwelling and 0.25ha threshold, even when considered in combination with CC46B	Discount
CC46B	Land adjacent to Top farmhouse and the west of Blind Lane	Housing and/or commercial. Mixed Use or Self-contained care village.	Below 5 dwelling and 0.25ha threshold, even when considered in combination with CC46A	Discount
CC47	Land at junction of Conduit Hill and Blind Lane	Housing	Below 5 dwelling threshold - the owner wishes to develop two to four dwellings. Refused application was dismissed at appeal (Ref: 11/00278/FUL and Appeal Ref: APP/F1610/A/11/2152136). Refusal reasons included the proposal being contrary to the development plan and the setting of the AONB and views out of the Conservation Area.	Discount
CC47A	Top Farm Blind Lane	Housing	Formerly part of CC47. Part not resubmitted	Discount
CC48	Land adjacent to Chipping Campden School	Housing	Extant planning permission. Deliverability assessed in Housing Land Supply Report	Discount
CC49	Campden BRI	Extension to Campden BRI	Detailed site assessment provided in Part 2. Site is unsuitable for allocation in the Local Plan but remains suitable as a Special Policy Area.	Discount
CC50	Land rear of Chipping Campden Fire Station	Housing	Unsuitable - Development would not be in keeping with the historic pattern of development and would intrude into open countryside and the AONB. The site is on rising ground and development would have an adverse impact on the AONB.	Discount
CC51	Land south-west of Whaddon Grange	Housing	Not within or adjacent to Chipping Campden's Development Boundary. The site also forms part of the skyline on rising ground and its development would be a significant eastwards extension into the AONB.	Discount

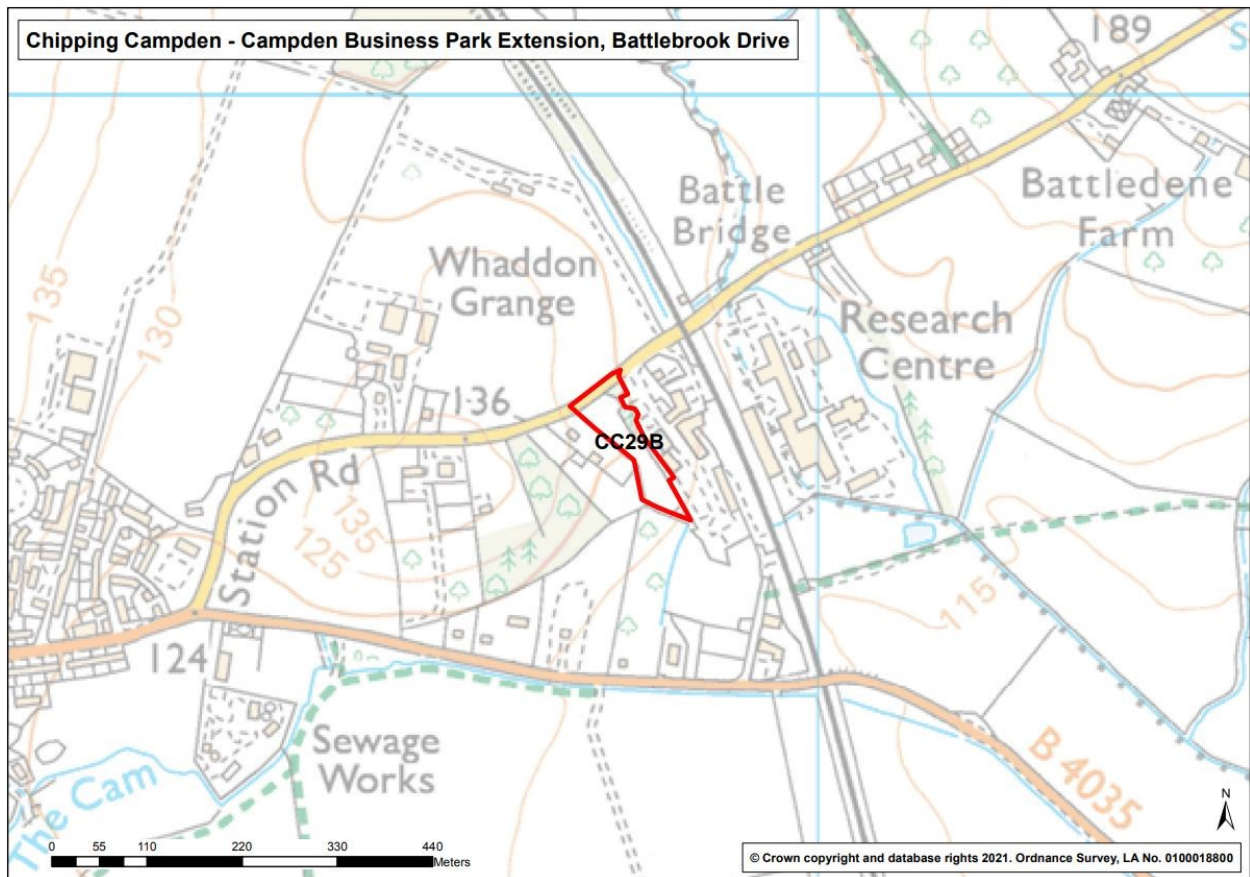


Ref.	Address	Proposal	Assessment	Conclusion
CC52	Land north of Cam and west of Station Road	Housing	Not within or adjacent to Chipping Campden's emerging Development Boundary. The site is also within open countryside and its development would be a significant eastwards ribbon development into the AONB that would not be in keeping with the existing settlement character.	Discount
CC53	Land south-east of George Lane	Housing	Unsuitable - Development is not in keeping with the historic pattern of development and would intrude into open countryside and the AONB. The site is visible from the Monarch's Way and is exposed within the landscape.	Discount
CC54	Loverage, Land South of The Cam Road (B4035)	Housing	Unsuitable - Flood Zone 3b. Also not within or adjacent to Chipping Campden's Development Boundary	Discount
CC55	Land to the rear of Whitacre, Hoo Lane, GL55 6AZ	Housing	Below 5 dwelling threshold - the site's steep topography means a large part of the site is highly visible from the surrounding landscape. Development in this part of the site would be unsuitable. It is unlikely that 5 or more dwellings could be achieved on the part of the site that is not elevated, particularly given the low density of the surrounding dwellings.	Discount
CC56	Land west of Grigg's Close, GL55 6JW	4 homes	See CC37	Discount
CC57	Land at Little Oak, Paxford Road	Housing	Not within or adjacent to Chipping Campden's Development Boundary	Discount
CC58	Land at the Craves, Blind Lane	Housing and/or community use	Unsuitable for housing or commercial development – this is a highly sensitive site within the Conservation Area and the AONB. The site also forms part of the setting of a large number of Grade II Listed Buildings and is a green lung within the town. Flood Zones 3b, 3a and 2 (SFRA Level 2) extend within the northern boundary. A Public Right of Way also runs through centre of site and along northern and southern boundaries. The access onto Blind Lane is also likely to be problematic.	Discount
CC59	Campden End, Park Road	5-7 homes	Detailed site assessment provided in Part 2 (Part 2 found the site to be unsuitable for allocation in the Local Plan)	Discount
CC60	Land at Hoo Farm, Back Ends	Housing	See CC37	Discount
CC61	Land north of Whaddon Grange	Employment or residential development	Not within or adjacent to Chipping Campden's Development Boundary	Discount
CC62	Land at Poplars Farm, Westington	Housing	Below 5 dwelling threshold - character and layout of surrounding dwellings would not suit 5 or more dwellings on this site.	Discount

Ref.	Address	Proposal	Assessment	Conclusion
CC63	Wolds End Orchard, Back Ends	–	See CC37	Discount
CC64	Land off Grevel Lane, GL55 6HS	15-20 homes	Unsuitable - The whole of this site is covered by a Tree Preservation Order.	Discount
CC65	Land south of Catbrook	52 homes	Unsuitable - This is an exposed site within the AONB. Its development would not be in keeping with the pattern of development in Chipping Campden.	Discount
CC66	Land north west of Aston Road	12-15 homes	Detailed site assessment provided in Part 2.	See Part 2
CC67	Leasows Phase II	40 homes	Unsuitable - The topography rises steeply to north-west and development would be highly intrusive and visible in a sensitive part of the AONB. Development would also unacceptably intrude into open countryside. The increased vehicle use on Dyers Lane is also likely to be an issue.	Discount
CC68	Land north-east of Aston Road	New school access road, doctor's surgery, land for primary school, additional housing, new school car park, etc. (see detailed description in Part 2)	Detailed site assessment provided in Part 2.	See Part 2
CC69	Other land north-east of Aston Road	Available but no scheme proposed	Unsuitable - significant adverse impact on AONB. Too remote and separated from settlement. Scale of site is too large. Grade I agricultural land (detailed survey required).	Discount

## Site Assessments: Part 2

### Campden Business Park Extension, Battlebrook Drive (ref: CC29B)



**Proposal:** Extension to employment site (also residential development in combination with land to the south

**Assessment date:** January 2021

**Land ownership:** Single ownership

**Site area:** 0.67ha

#### Site description

The site is located to the east of Chipping Campden and would be an extension to Campden Business Park (aka Battle Brook Industrial Estate). There is already an access into the site from the industrial estate.

The site is an irregularly shaped fallow field, which has gently sloping topography that falls towards the south-east. It is surrounded by Battle Campden Business Park to the east; Station Road to the north with open countryside beyond; a residential property (Orchard Leigh) and its grounds to the west; and a fruit plantation to the south.

#### Planning history

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

- The site is allocated in the adopted Local Plan for B1, B2 and/or B8 class uses (ref: CCN\_E1);
- 18/03250/PLP – application returned for “Construction of two new dwelling houses with gardens and a paddock (Permission in Principle application)”. Application returned; and
- The land directly adjacent to the south-east has a recently completed planning permission for “four B1 (Business), B2 (General Industry) and B8 (Storage and Distribution) Use Units with associated car parking and yard areas” (ref: 17/02706/FUL).

## Landscape

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

### DESCRIPTION:

The parcel is located to the east of the Chipping Campden settlement and is comprised of a small grass covered field. The parcel is bound by a combination of fencing, hedgerow and trees. The parcel is allocated for employment use within the local plan.

Beyond the northern boundary of the parcel is Station Road with agricultural fields beyond. This agricultural character is also present to the south although scattered dwellings are also present. The existing Campden Business Park is located to the east and a detached dwelling and domestic curtilage is present to the west. An existing access road is present to the north-east from the neighbouring business park.

### LANDSCAPE CONTEXT

National Character Area 107: Cotswolds

Landscape Character Type 17: Pastoral Lowland Vale

Landscape Character Area 17B: Vale of Moreton

### CONSTRAINTS/DESIGNATIONS

Landscape: Within the Cotswolds AONB

Historic: No listed buildings within the parcel or vicinity. No Conservation Area near the parcel.

Other (floodplain, PROWs): No PROW within the parcel. Chipping Campden Footpath 57 is located a short distance to the south east of the parcel. Further PROW are present within the local area.

### LANDSCAPE SENSITIVITY:

Evaluation: **Medium**

Justification: The parcel is allocated within the Local Plan for employment use and this use would be in keeping with the neighbouring context. The multiple built forms to the east screen the parcel from the wider rural landscape. Further employment development is unlikely to give rise to significant landscape change due to this existing context. Due to the neighbouring context and position of the parcel within the Cotswolds AONB it is considered to have **Medium** landscape sensitivity to change.

Green Infrastructure improvements could be delivered through additional boundary planting to soften and assimilate built form within the parcel.

## Biodiversity

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

The field is improved grassland, which has become fallow. This is unlikely to have significant biodiversity, although a detailed survey is required to confirm this.

The field is surrounded by semi-mature trees along the north-eastern, south-western and northern boundaries, mostly Birch, Beech, Spruce and Willow, Sycamore and Horse Chestnut. The northern boundary contains more species diversity and is deeper than the other boundaries. The trees overhang substantially into the site and take up a reasonable amount of the available land. It is expected that the site can accommodate a development if biodiversity net gain measures are incorporated.

## Trees

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

The site does not contain any trees that are protected by a Tree Preservation Order. Although the central part of the site does not contain any trees, the site is bound by semi-mature trees and a hedgerow on three sides. These overhang into the site.



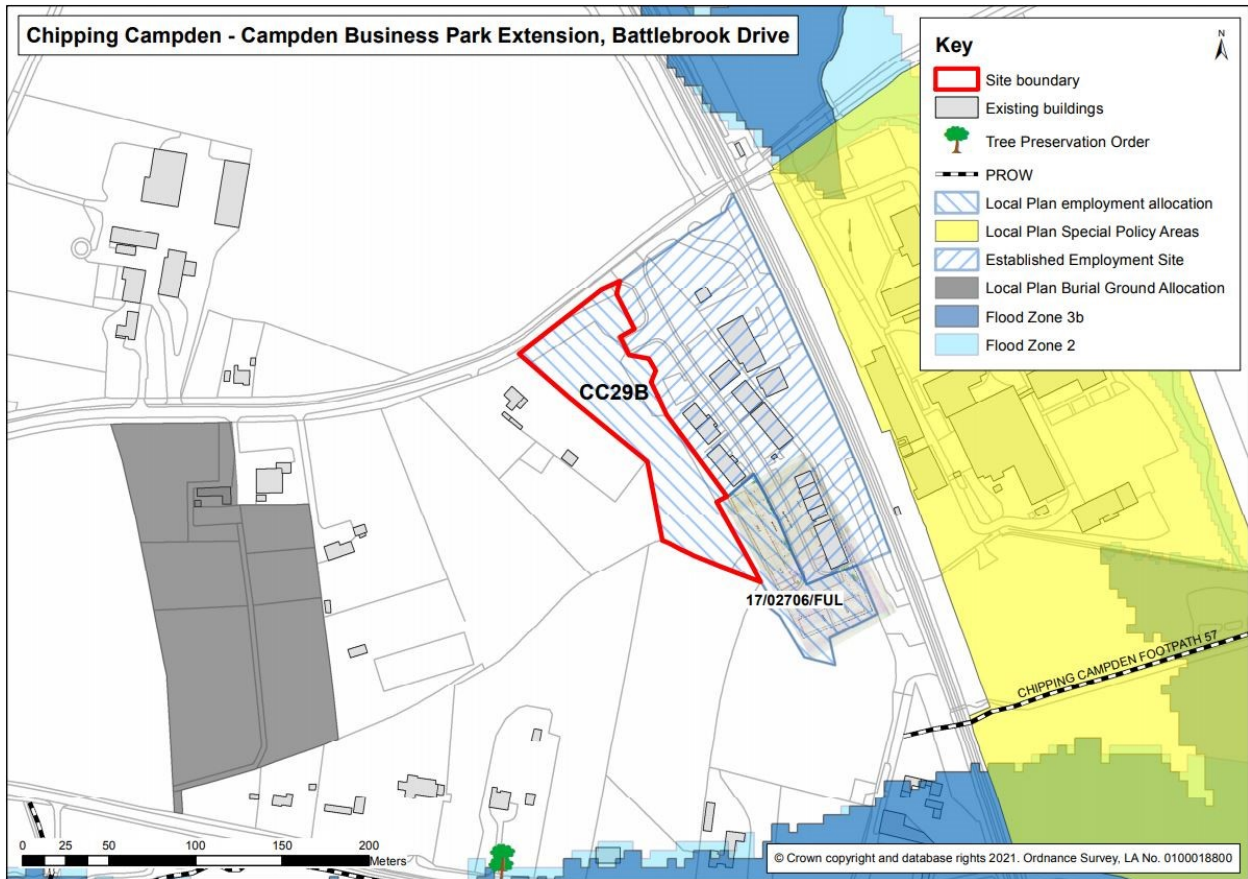
### **Historic Environment (excluding archaeology)**

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

The site is a remnant part of a larger field, which has been reduced in size by the expansion of the adjacent industrial estate. The 1843 Ordinance Survey Plan shows that this field once had a hedgerow along the south-western boundary.

The industrial estate came to be following the demolition of Chipping Campden railway station in the 1960s, which was located to the east. The Industrial Estate has seen several extensions over the years. The most recent extension, which is directly adjacent to the north-eastern boundary, was completed in 2019 and comprises mostly two-storey buildings of modern design. Orchard Leigh (the house located to the east) is a mid-20<sup>th</sup> Century dwelling. The site is therefore seen in the context of modern development.

The site is not located within the setting of the Conservation Area or any listed buildings. The main constraint in relation to the historic environment appears to be the loss of greenfield land within the AONB.



### Other issues / constraints

- Viability of building further employment units – several recently completed units remain vacant;
- Lorries in the Vale of Evesham Zone; and
- The site is in an area where 10-30% of homes are above the Radon Action Level.

### Summary

#### Recommendation

The employment allocation remains developable and should continue to be allocated in the Local Plan. However, the site is unsuitable for residential development.

#### Indicative capacity

0.67ha of employment land

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

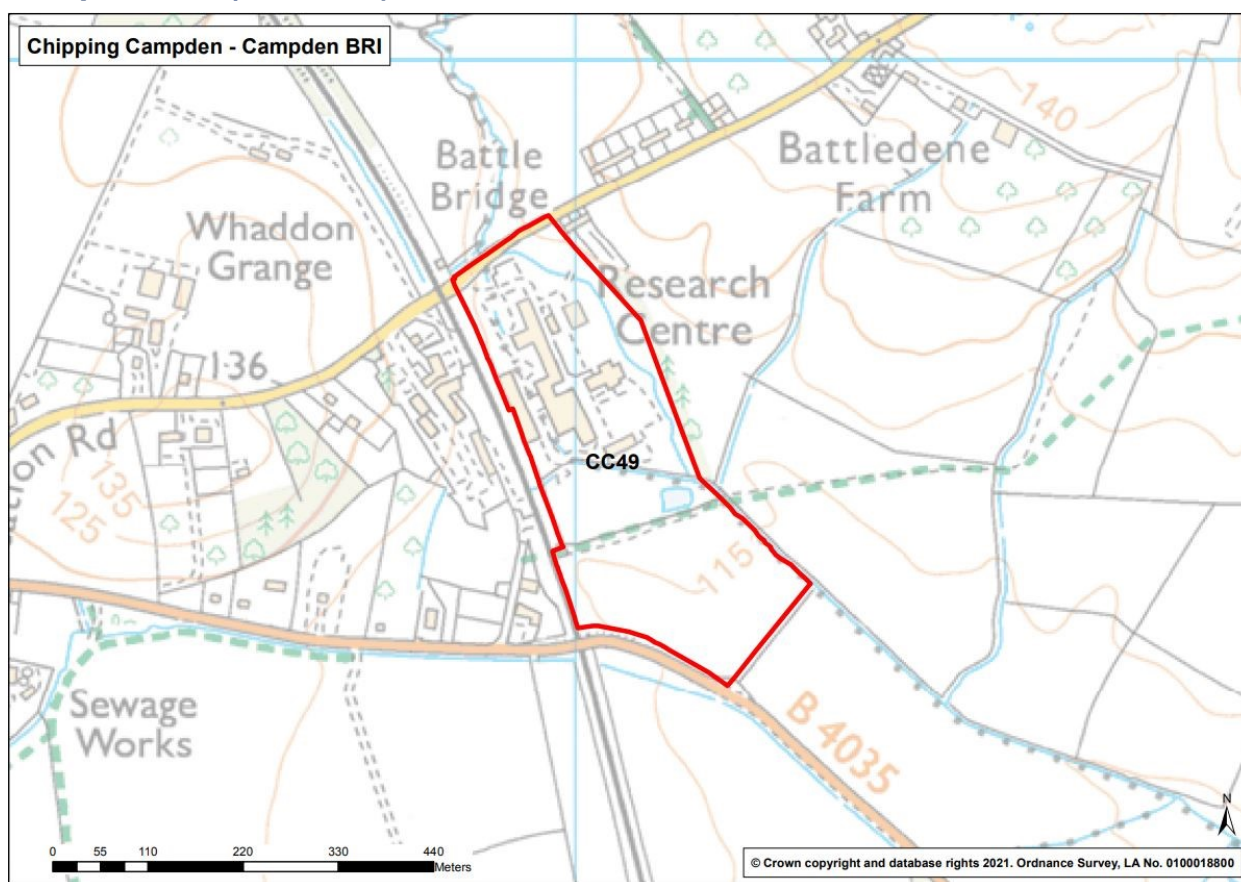
*The following is not an exhaustive list and further guidance on design requirements will be provided through the pre-application process. Developments will be expected to comply with the requirements of the Cotswold Design Code and to deliver high quality built and green infrastructure design.*

If this site were to be developed:

- Proposals must retain and add to the boundary hedges and trees;
- Given the site is within a B-line, proposals should provide habitat management and creation to support pollinators;
- Provide biodiversity enhancements within the site; and

- Given the likely larger building size, provide either PV on the roofs or green roofs to add to ecological value and reduce storm water flows.

## Campden BRI (ref: CC49)



**Proposal:** Expansion of Campden BRI

**Assessment date:** January 2021

**Site area:** 0.42ha

**Land ownership:** Single ownership

### Site description

The site is located to the east of Chipping Campden and is accessed from the north via Station Road. The northern half of the site is in active use by Campden and Chorley Food Research Association, which comprises several two and three storey buildings and surrounding surface level car parks. Campden BRI has grown from a small experimental station for the preservation of fruit and vegetables around the turn of the 20<sup>th</sup> Century to become one of the District's largest employers.

There are also grassed areas to the east and south of the buildings. The southern part of the site is a field in agricultural use. A watercourse passes through the eastern boundary on a north/south axis. This previously ran through the east of the site but was diverted via a flood alleviation scheme to the east of the site around 2010. This scheme also included the installation of a large pond within the central west of the site.

The site is disconnected from the town but is close to other employment uses, which have grown around and on top of the former Chipping Campden railway station. Chipping Campden Business Park is located to the west and there is a car showroom to the south-west, both of which are on the opposite side of the modern-day North Cotswolds railway line. The B4035 runs along the southern boundary. There is open countryside in all other directions.

### Planning history

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

- The site is designated within the Local Plan as a Special Policy Area (Policy EC4) where proposals will be permitted for new laboratories, business space, conference, training facilities, staff and visitor facilities, ancillary development, and associated infrastructure to facilitate the use of the site as a food testing and research establishment.



04/01181/FUL – “Alterations to roof to increase the height and install extraction outlets”. Permitted

06/00624/FUL – “Amendment to permission CD.3610/1/Q for the relocation of nursery building with alterations to roof, windows and doors”. Permitted

09/01045/FUL – “Extensions and alterations to include replacement of external windows, access staircase and pitched roof to the plantroom”. Permitted

09/01310/FUL – “Flood alleviation and defence scheme”. Permitted

11/05827/FUL – “Erection of a ground floor extension and link extension”. Permitted

11/05840/FUL – “Renewal of extant permission 09/01045/FUL - Extensions and alterations to include replacement of external windows, access staircase and pitched roof to the plantroom”. Permitted

16/00228/FUL – “Proposed erection of a gas meter kiosk”. Permitted

16/02569/FUL – “Erection of a greenhouse”. Permitted

## **Landscape**

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

### Description:

The parcel is located to the east of the Chipping Campden settlement and comprises a research facility made up of a number of buildings and parking areas. This is set within green open space bound by hedgerow and trees on the boundaries. Vegetation also crosses the parcel and highlights a historic field pattern. An agricultural field is also present within the south of the parcel. A watercourse crosses the parcel along a north/south axis, much of the south of the parcel is identified as being within a Flood Zone (3B). The historic field pattern within the parcel has been altered over time.

Beyond the northern, eastern and southern boundaries is a characteristic hedgerow bound field pattern. Watercourses cross several of these fields and flow to the low ground within the south of the parcel, which occupies a local shallow valley. To the west of the parcel is the railway line with a number of light industrial units beyond. Beyond these industrial units is a patchwork of low density dwellings before this meets with the Chipping Campden settlement edge.

There is a Public Right of Way (PRoW) present within the south of the parcel (Chipping Campden Footpath 57) that crosses along an east/west axis. Views of development and activity within the parcel are achieved from this public vantage. Filtered views from other footpaths in the local area are also achieved.

### Landscape Context

National Character Area 107: Cotswolds

Landscape Character Type 17: Pastoral Lowland Vale

Landscape Character Area 17B: Vale of Moreton

### Constraints/Designations

Landscape: Within the Cotswolds AONB

Historic: No listed buildings within the parcel or vicinity. No Conservation Area in the vicinity of the parcel.

Other (floodplain, PROWs): PRoW Chipping Campden Footpath 57 is present within the south of the parcel. Further PRoW are present within the local area.

### Landscape sensitivity:

Evaluation: **Medium**

Justification: Built form exists within the parcel already; further development within the north is unlikely to give rise to significant landscape change due to this existing context. The land within the south of the parcel has susceptibility due to its undeveloped rural character and position within the Flood Zone. Due to this varied character within the parcel and location within the Cotswolds AONB it is considered to have **Medium** landscape sensitivity.

Green Infrastructure improvements could be delivered through additional boundary planting to soften and assimilate built form within the parcel. Flood resistant planting and SuDs provision along the watercourse within the north and east of the parcel could provide improved water management and biodiversity gain through habitat creation. Providing seating and/or activities within the space would provide benefit to workers at the facility. The public footpath should be retained along its historic course and managed as an important resource. The south of the parcel should retain its undeveloped rural context.

## **Biodiversity**

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

The site is not within or adjacent to an area covered by a formal nature conservation designation. However, it is located 490m to the west of the Cotswold Scarp Nature Improvement Area. The site is also modelled to be within a B-line. Furthermore, a substantial part of the site is modelled to be within a Great Crested Newt Amber Zone.

The site contains some features of particular ecological interest:

- The water course / flood alleviation area running along the eastern boundary is a wildlife corridor;
- The wildlife pond and its surrounding margins is an important and rare habitat and may contain protected species, such as Great Crested Newts;
- There is a watercourse / drainage ditch, which forms the southern boundary of the area and accommodates buildings. There is a further drainage ditch at the south-western boundary;
- The railway line adjacent to the western boundary includes a substantial green margin adjacent to the site and also provides a wildlife corridor;
- The site includes a number of trees and hedgerows within and around the site, which may provide habitat for protected species such as birds and bats. In particular, there are tree-lined corridors along the eastern boundary and along the watercourse that cuts across the centre of the site. There are patches of further tree and hedgerow vegetation to the far north and south of the site, as well as several important stand-alone trees within the site;
- The southern agricultural field may support ground nesting birds. Chipping Campden is known to have populations of Sky Lark, which is a priority species; and
- Some of the buildings may contain bat roosts.

There are various opportunity areas within the site for biodiversity net gain. Green Infrastructure improvements could be delivered through additional boundary planting to soften and assimilate built form within the parcel. The site is surrounded by several patches of Priority Habitat (traditional orchards and deciduous woodland) and the linkages between these could be improved.

Flood resistant planting and further SuDs provision along the watercourse within the north and east of the parcel could provide improved water management and habitat creation. This could be achieved through diversification of the sward within the field, flood tolerant wildflower seeding, creating hibernaculum and the creation of land scrapes to form short term pools of water. There is also an opportunity to provide planting suitable for pollinators.

## Trees

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



The site does not contain any trees that are protected by a Tree Preservation Order (TPO). However, there are several important trees within the site which may be worthy of a TPO. In particular, there are three Oak trees within the centre of the site to the south of the buildings, which are fine specimens.

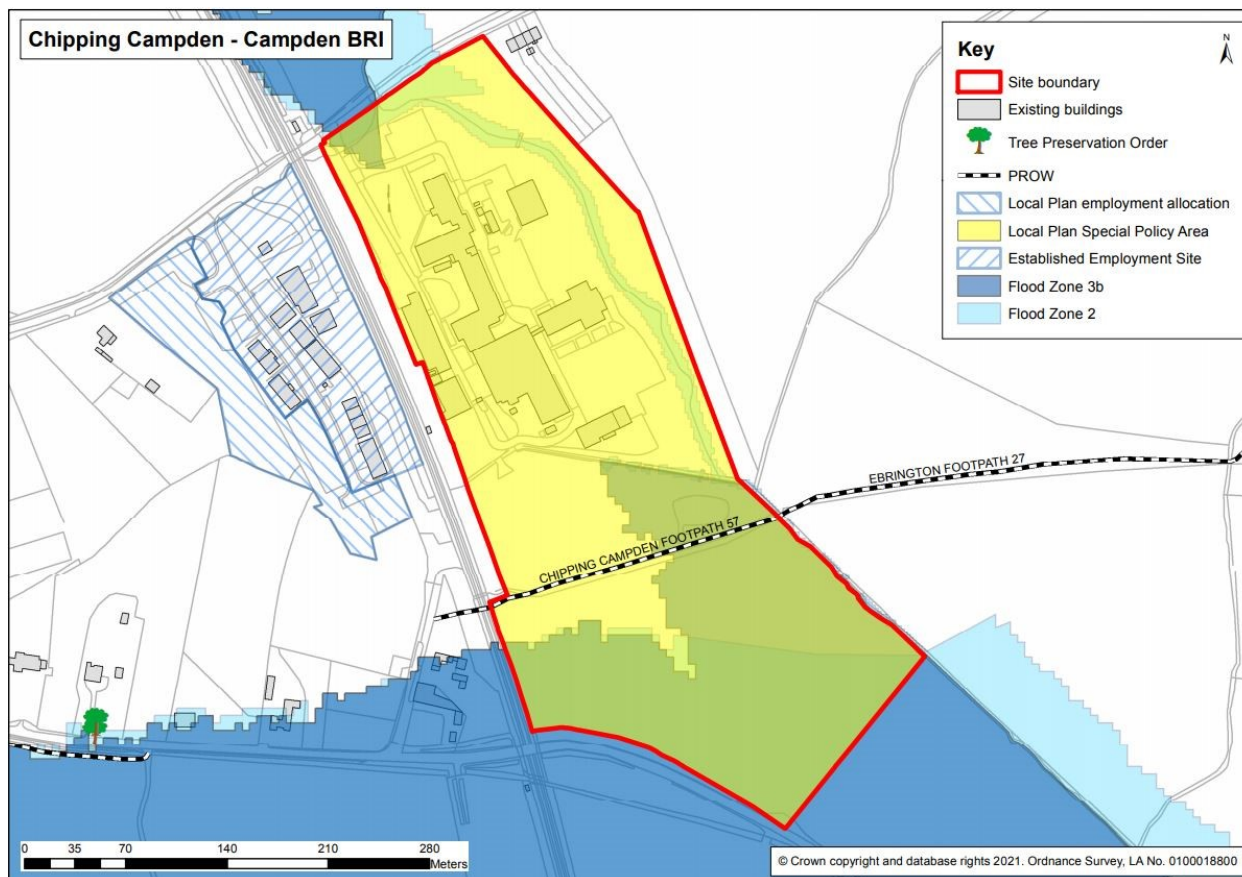
The trees around the site boundaries have particular value in screening the site within the wider landscape. The trees to the south of the existing buildings are especially important in this regard. Further tree planting around the site boundaries would be of further benefit to this cause.

The main complex of buildings contains some standalone trees, mostly Birch and Spruce. These have add aesthetic value to the built up area but they are unlikely to be worthy of a TPO.

Overall, the expansion of Campden BRI could be accommodated without harming existing trees or hedgerows. Furthermore, there are various opportunities for additional tree planting within and around the site. As well as along the site boundaries, the green / blue corridor along the eastern boundary could be bolstered with additional tree planting. Some of the car park areas also feel open and expansive and would benefit from the enclosure that could be provided by additional tree planting.

## Historic Environment (excluding archaeology)

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



The site does not contain any formal historic environment designations. Chipping Campden and Ebrington both have Conservation Areas, but these are focused on their historic core and are located 1.3km to the west and 1.2km to the east respectively. The site is not visible from either Conservation Area and development on this site would not impact on their setting.

Similarly, the nearest listed building (Summer Housing in Grounds of Ebrington Manor) is located over 1km to the east. The site is not visible from any listed buildings and development on the site would not impact on the setting of a listed building.

There is a larger former mill building to the west of the site, which may be a non-designated heritage asset.

The site was historically several fields with a watercourse running north to south. Today, the internal boundaries bear no resemblance to the historic field boundaries and even the watercourse has been diverted. There is no prospect of restoring the field pattern within the north of the site, although two internal field boundaries could be restored within the southern part of the site.

Today, the site includes a combination of older red-brick buildings (primarily located towards the west of the site) and more modern extensions. The later buildings and the expansive car parking areas within the site have a functional design with limited aesthetic value. There are parts of the site where a further intensification of buildings may be possible and could contribute positively to the historic environment through the provision of new buildings and extensions that respect and reflect the local design character of the Cotswolds, either through a traditional or more contemporary approach.

Campden BRI has grown in close proximity to the former railway station, probably for logistical reasons. Development north of the public right of way would maintain or expand upon the historic building pattern but development further to the south would break away from this pattern into more open countryside.

## Other issues / constraints

- Archaeology - during the building of the adjacent Great Western Railway, remains of a Roman Villa were uncovered. Further survey work may be required;
- The southern and south-eastern part of the site is located in Flood Zone 3b – this area would be unsuitable for buildings but would be suitable for green infrastructure;
- The western and south-western boundaries are within the Network Rail Land Ownership Buffer Zone;
- A footpath diversion or a footbridge over the railway may be required;
- Lorries in the Vale of Evesham Zone; and
- The site is in an area where 10-30% of homes are above the Radon Action Level.

## Summary

### Recommendation

The site should remain designated in the Local Plan as a Special Policy Area. Development south of the public right of way would be much more sensitive within the wider landscape and in terms of flood risk, although an intensification of development within the existing buildings or an extension on the grassed area to the south-west are likely to be more achievable.

### Indicative capacity

Not applicable

### Proposed site design brief if a development proposal came forward

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

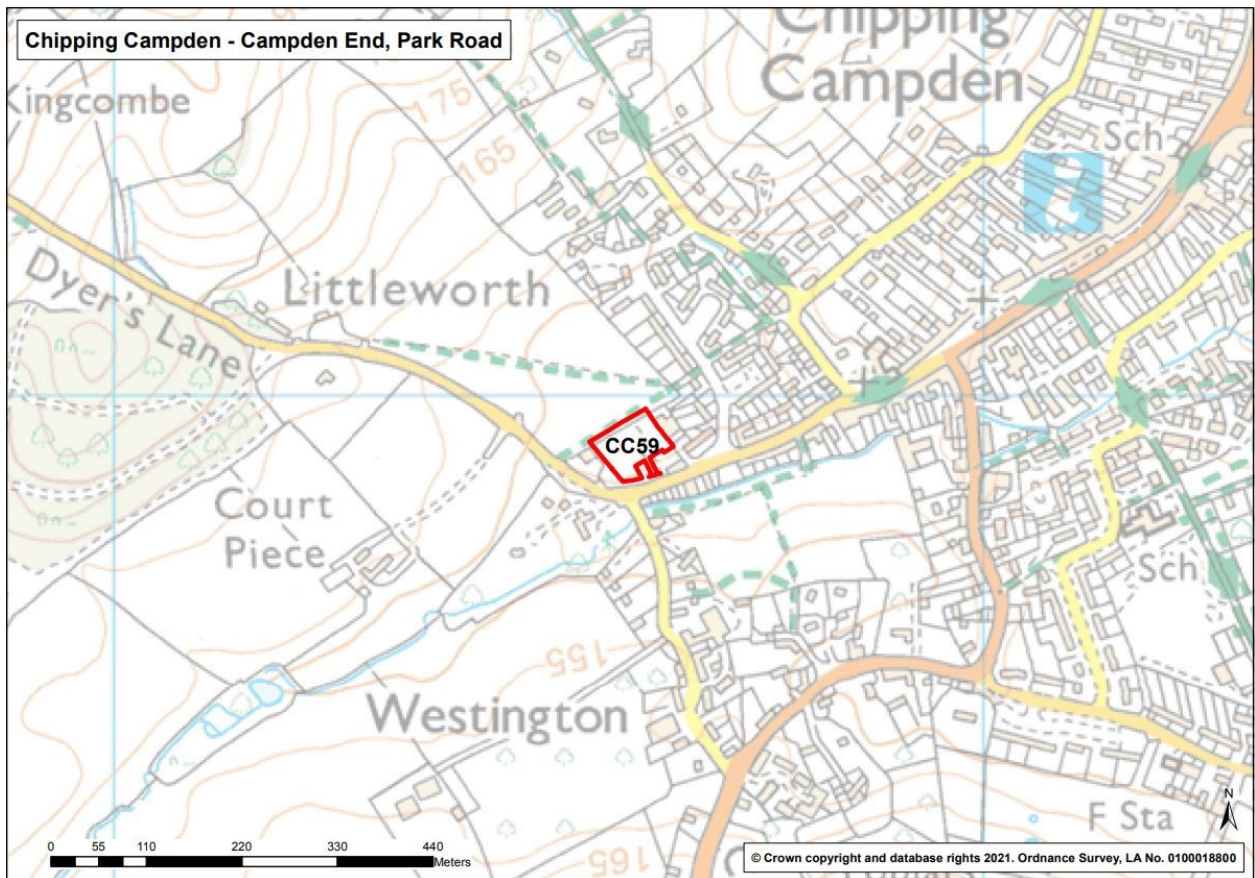
If this site were to be developed:

- A limited extension to the existing research facilities that is sympathetic to its surroundings would be suitable, subject to overcoming any flooding, drainage and landscape constraints. Any development would require careful design to minimise its impact;
- The development of the field to the south of the public right of way would have a significantly higher landscape impact than development on other parts of the site and should be avoided;
- Any development proposals should take opportunities to incorporate tree planting and other habitat creation, particularly within opportunity areas that have been identified; and
- Given the site is within a B-line, proposals should provide habitat management and creation to support pollinators.

## Key actions required

- Investigation and potential mitigation of biodiversity issues relating to the hedgerows and pond; and
- Site specific flood risk assessment of the land in Flood Zones 2 and 3.

## Campden End, Park Road (ref: CC59)



**Proposal:** 5-7 homes

**Assessment date:** January 2021

**Site area:** 0.42ha

**Land ownership:** Single ownership

### Site description

The site is located to the west of Chipping Campden, on the northern side of Park Road. The majority of the site is managed as a grassed garden area with a chicken run and a small stable.

The site is surrounded by residential development to the south and west. To the east is a mixture of residential development, a BT telephone exchange and day nursery. A 30 dwelling development is now also under construction on the Leasows directly to the north (ref: 18/04995/REM).

### Planning history

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

Historic mapping shows that the site was once the residential curtilage of two dwellings (Campden End and Tally Ho Cottage, the latter of which is now called Saviours Bank). The site became a single plot around 1900. By the 1960s, the north of the site had a large stable building.

The site submission indicates that prior to 1994 the site had been used as a horse paddock and small livestock field. Between 1994 and 2011 the land was set aside, became overgrown, and was used to store building waste. It has since reverted to a grassed open space and a significantly smaller stable building than was originally on the site.

The site is located outside the Chipping Campden development boundary, as defined by the Cotswold District Local Plan 2011-2031

- 10/05065/FUL Erection of a detached bungalow. Refused 2011
- CD.6085 Single storey extension at rear to provide a conservatory. Granted 1979

- CD.6085/A Re-roofing of existing building and erection of a carport. Granted 1979
- CD.6085/B Alteration to existing vehicular access. Granted 1980
- CD.6085/C Conversion and extension of stable to form a dwelling. Refused 1982
- CD.6085/E Temporary use of field for storing building materials. Refused 1997
- 03/02747/FUL Alteration to vehicular access Refused 2003
- 04/00613/FUL To improve vehicular access. Refused 2004
- 04/02412/FUL Erection of two storey rear extension. Refused 2004
- 04/02438/FUL Erection of a dwelling (Outline). Refused 2004
- 04/03131/FUL Erection of two storey rear extension and porch to front (Resubmission). Dismissed at appeal 2005
- 06/02437/FUL Demolition of conservatory and porch and construction of single storey rear extension. Granted 2006
- 07/02001/FUL Erection of a detached garage. Granted 2007
- 07/02896/FUL 07/02896/FUL. Granted 2007
- 10/05065/FUL Erection of a detached bungalow. Refused 2011

## Landscape

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

### DESCRIPTION:

The parcel is located within the west of the Chipping Campden settlement. With the construction of dwellings to the north (18/04995/REM) the parcel is entirely enclosed by development. The parcel itself forms domestic curtilage to the property to the south. The landform within the parcel slopes from the high ground within the north to the lower ground in the south.

PRoW Chipping Campden Footpath 13 passes alongside the northern boundary and provides filtered views into the parcel. The south of the parcel is located within the Chipping Campden Conservation Area.

### LANDSCAPE CONTEXT

National Character Area 107: Cotswolds

Landscape Character Type 17: Pastoral Lowland Vale

Landscape Character Area 17B: Vale of Moreton

### CONSTRAINTS/DESIGNATIONS

Landscape: Within the Cotswolds AONB

Historic: No listed buildings within the parcel, some are located a short distance to the east and west. Chipping Campden Conservation Area is present within the south of the parcel.

Other (floodplain, PROWs): No PRoW within the parcel. But Chipping Campden Footpath 13 is located along northern boundary of the parcel. Further PRoW are present within the local area.

### LANDSCAPE SENSITIVITY:

Evaluation: **Low**

Justification: Given the surrounding developed context there is likely to be a limited impact on the special qualities of the Cotswolds AONB and the landscape in general. Given the recent permission for housing to the north the baseline context of the parcel has been altered. The development of the parcel would be seen within the context of the neighbouring structures present on all sides. Neighbouring development also limits the parcels visual envelope.

Given the existing landscape and visual context the parcel is considered to have **Low** landscape sensitivity but it is noted that access and conservation issues are present.

### **Biodiversity**

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

The site is predominantly maintained as a grassed area, which is unlikely to have significant ecological value. There are no buildings within the site that might accommodate bat roosts. There are also no ponds within or near the site.

The surrounding trees and hedgerows are likely to provide habitat for a range of species, including nesting birds. It would be possible to incorporate these features within a well-designed development proposal. Biodiversity net gain measures would need to be incorporated into a development proposal.

### **Trees**

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



The boundaries of the site are defined predominantly by native species (mostly beech hedging) and some trees.

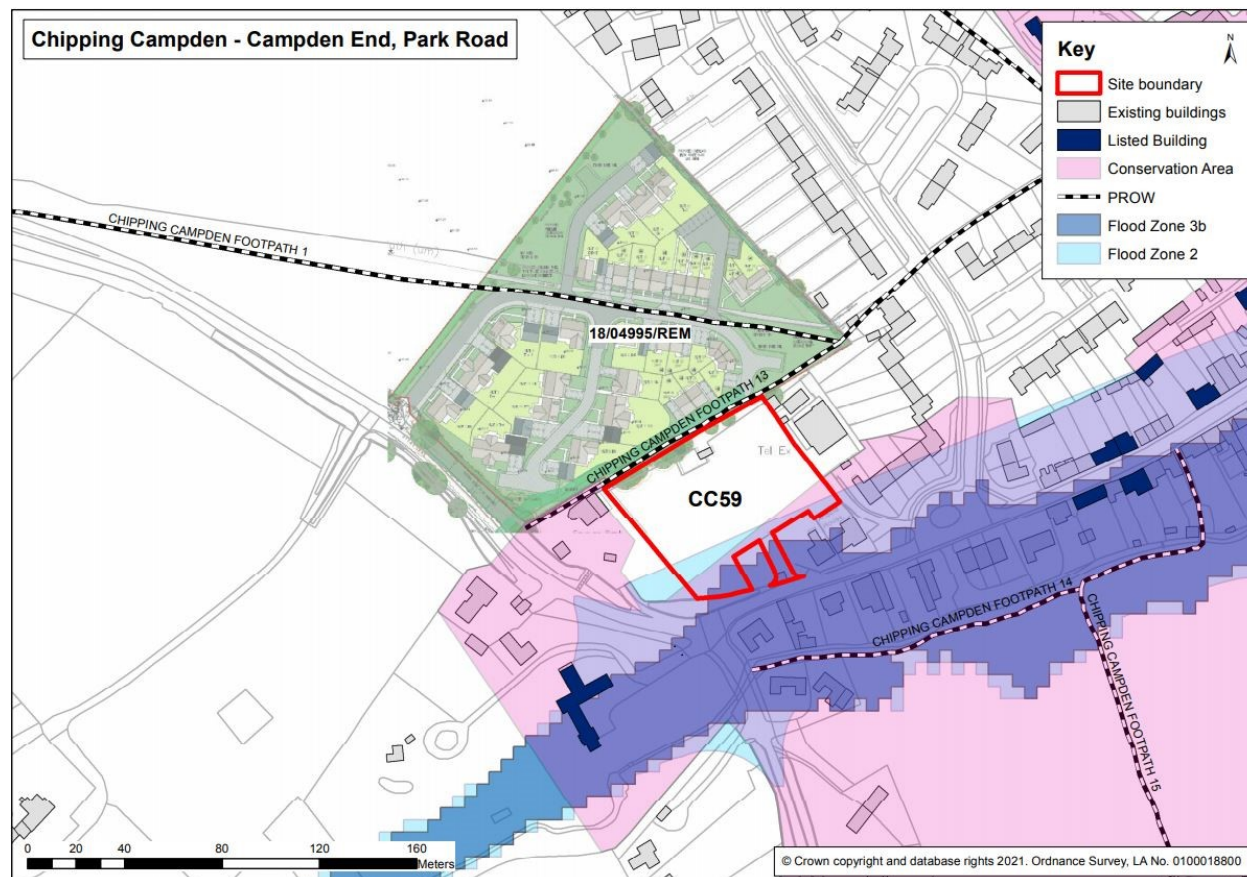
The southern boundary alongside Park Road has a semi-mature Rowan Tree and several Ash Trees. There is also another tree, believed to be a Walnut Tree, directly to the north-west of the existing access. These trees are all located within the Conservation Area and are therefore protected.

There are three further mature deciduous trees, believed to be Ash and Oak, along the northern boundary, as well as a Beech hedgerow around the majority of the northern, eastern and western boundaries. These screen the site to some degree from the footpath that runs along the northern boundary and the neighbouring properties.



## Historic Environment (excluding archaeology)

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



These comments are made on the basis of a short survey conducted by officers on the historic environment. A full historic environment assessment would be required of any development proposal.

The southern part of the site is within the Chipping Campden Conservation Area. The site lies adjacent to one of the principal routes leading into and out of the town. It also occupies an edge of settlement location where there is a transition from the urban part of the settlement into the adjacent countryside. The Leasows development to the north has undoubtedly altered the character of this location, although the site still provides an attractive semi-rural green space that is viewed on the approach into Chipping Campden, particularly from the public right of way that runs across the north-western boundary.

The roadside walling and vegetation make a positive contribution to the semi-rural character of this part of the Conservation Area. The elevated nature of the site also means that new development will be particularly evident from the adjacent highway. The current access is not sufficient width to provide sufficient visibility to accommodate the level of proposed development. Any proposed development would therefore likely require extensive alterations to the site access. Planning permission has been refused on several occasions in the past to widen the existing access in order to create a wider driveway and visibility splay. The applications were refused due to their potential impact on the character and appearance of the Conservation Area. There would be similar concerns about a proposal that ended up formalising or urbanising the existing roadside boundary, which currently makes a positive contribution to the rural character of this edge of settlement location.

The elevated nature of the site, its location at the edge of the settlement and its relationship with the Conservation area would require a sympathetic design to the semi-rural character of this location that responds to the historic traditions of the area.

The closest listed building is the Grade II listed Westington Mill, which is located around 50 meters to the south-west. However, a stone wall and trees along the boundary of the Westington Mill curtilage screen the site. It is therefore likely that a development proposal can be accommodated on this site without having a prohibitive impact on the setting of Westington Mill.

Overall, the Leasows development to the north has altered the context of this site, although it still remains an elevated green space with a semi-rural character, which contributes positively to the Conservation Area. An upgraded access from Park Road continues to be unsuitable. If a new access can be provided through the Leasows development, then the site has good potential for development. Any development proposal must respond to the semi-rural character of this location and the historic building pattern in the area.

### Other issues / constraints

- Access – the proposed access is from Park Road. However, the oblique nature of the existing access is substandard to accommodate further development, as vehicles would have great difficulty in entering the site from the west and leaving the site in a westerly direction. Several proposals to upgrade the access have already been refused due to the impact on the Conservation Area. The design of the Leasows development to the north includes the retention of a possible access road into the site from this development. This seems to be a more suitable arrangement, although it is believed that a ransom strip has been retained by the landowner. There is also potential to provide a one way access through the site, entering via Littleworth in the south-east corner and exiting via the current access back onto Park Road. This, however, is still unlikely to resolve the issue leaving the site in a westerly direction. This arrangement is also dependent on access via third party land;
- The southern part of the site is located in Flood Zone 3b. Park Road was also subject to flooding during the 2007 flood event;
- High potential for previously unknown heritage assets due to the findings of nearby investigations and the previous lack of archaeological study on this site;
- Lorries in the Vale of Evesham Zone; and
- The site is in an area where 10-30% of homes are above the Radon Action Level.

### Summary

The Leasows development to the north has undoubtedly changed the context of this site. In particular, the development of this site would now have significantly less impact on the AONB than was previously the case given that the site will now be screened from views to the north by the new housing development.

The issue of access, however, remains. Upgrading the access from Park Road is unsuitable due to the impact on the Conservation Area. A one way system entering the site in the south east corner via Littleworth and exiting via the existing access is also still likely to resolve the issue of vehicles existing in a westwards direction. If an access can be provided through the Leasows to the north, then this site would have more development potential, although this is believed to have be constrained by a ransom strip.

### Recommendation

Without confirmation that a satisfactory access can be provided, this site cannot be allocated in the Local Plan and its development would be unachievable.

### Indicative capacity

The proposal for 5-7 homes is likely to be too many houses for this location. A smaller-scale development is more likely to be acceptable.

### Proposed site design brief if the site were allocated

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

If this site were allocated in the Local Plan, any development proposals must:

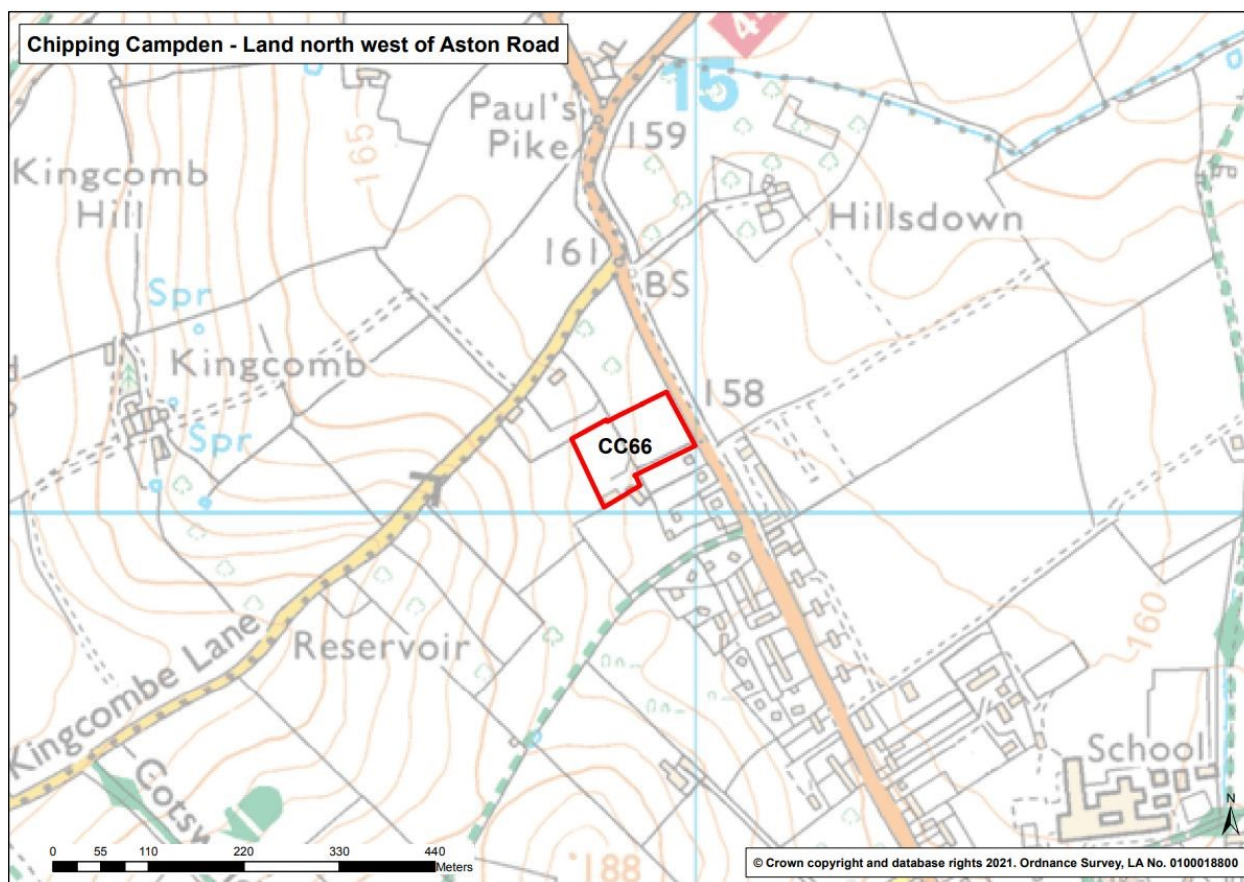
- preserve the character or appearance of the Conservation Area. In particular, the number, layout and form of the dwellings would need to respond in a sympathetic manner to the historic building pattern of this part of the town.
- provide habitat management and creation to support pollinators relating to the site's location in a B-line.

## Key actions required

*This list is not exhaustive and further information may be required for the site to be allocated in the Local Plan.*

- Confirmation that access into the site can be achieved (either further investigation with the highways authority that the one way system is suitable or agreement to provide an access through The Leasows);
- The southern section of the site lies within Flood Zones 2 and 3 as designated by the Environment Agency. Applications for development in such areas would need to be accompanied by a Flood Risk Assessment. Development in Flood Zones 2 and 3 will need to be accompanied by a Sequential Test and in Flood Zone 3 by an Exception Test;
- The development of the site may have an impact on the wellbeing of several trees located around the edge of the site. An arboricultural survey is required, as well as tree protection plans for any development proposal;
- An ecological assessment needs to be undertaken to understand any biodiversity issues; and
- An archaeological survey is likely to be required.

## Land north-west of Aston Road (ref: CC66)



**Proposal:** 12-15 homes on the whole site or 6-8 homes on the eastern part of the site only

**Assessment date:** January 2021

**Site area:** 0.94ha

**Land ownership:** Single ownership

### Site description

The site is located at the northern edge of Chipping Campden, to the east of Aston Road (B4035). It predominantly comprises a reasonably small square shaped field that forms part of a smallholding. Several agricultural buildings associated with the smallholding are located in the south-western corner of the site, while a chicken coup, orchard and grassed area are located in the north western part of the site.

The site is mostly flat, although the land rises to the west where the agricultural buildings and other uses are located.

The site has a narrow established access track running along the south-eastern boundary, providing access from Aston Road. There is boundary vegetation along the north-western and north-eastern boundaries while the south-eastern and south-western boundaries comprise post and rail fencing.

The site is bordered by Aston Road to the east, with agricultural land beyond; housing to the south-east; agricultural land to the south west, west and north; and a smallholding (Hillside Nursery) to the north-west.

### Planning history

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

The site is located outside the Chipping Campden development boundary, as defined by the Cotswold District Local Plan 2011-2031.

Historic mapping shows that this site is one of a large number of small agricultural plots which once spanned the whole of the eastern side of Aston Road, northwards of Back Lane. These have been incrementally developed in a northwards direction over the past 100 years. This site is the last of two remaining small agricultural plots between

the development boundary and Kingcombe Lane. However, there is no recent relevant planning history on the site itself.

## Landscape

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

### DESCRIPTION:

The character of the parcel is that of a smallholding that contributes to the rural setting of Chipping Campden and the rural approach along Aston Road (B4035) from the north. The parcel is partially screened by trees and other vegetation to the north and east, this filters views from Aston Road. The western boundary is defined by a post and rail fence that has subdivided it from the wider field. The southern boundary is generally comprised of agricultural built form and domestic curtilage these features are interspersed with vegetation.

The parcel has two pasture paddocks, which are located to the east and west of agricultural built form, which is roughly at the centre of the parcel.

Public vantage points are limited due to the level of public access to the parcel and intervening built and vegetative features

### Landscape context

National Character Area 107: Cotswolds

Landscape Character Type 15: Farmed Slopes

Landscape Character Area 15B: Vale of Moreton Farmed Slopes

### Constraints/Designations

Landscape: Parcel within the Cotswolds AONB

Historic: No listed buildings present within or adjacent to the parcel. Not within the Conservation Area.

Other (floodplain, PROWs): No PROW present within the parcel. Nearest footpath is beyond neighbouring development to the south (CHIPPING CAMPDEN FOOTPATH 5).

### Landscape sensitivity:

Evaluation: **High**

Justification: The agricultural buildings at the centre of the parcel are characteristic of this rural location, their replacement with new housing development would not be. New housing within this parcel would erode the rural approach into the town along Aston Road and appear as ribbon development encroaching into the landscape around the settlement. When viewed from the public footpath to the south development would also appear as encroachment into the landscape to the west.

The current agricultural buildings, the orchard and trees within the chicken coup at the centre of the parcel all sit on higher ground than the roughly square field to the east. The topography continues to rise to the west of the existing buildings, which places the paddock within the west of the parcel on increasingly elevated landform. This makes its position more prominent.

Due to the parcels, location on elevated landform on the northern edge of the settlement it is considered that development would encroach upon the rural landscape. This would be to the detriment of the special qualities of the Cotswolds AONB. Due to this, the parcel is considered to have **High** landscape sensitivity.

## Biodiversity

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

The field is grazed pasture and is surrounded by trees to the east and a hedgerow to the north, which are likely to have ecological value. It would be possible to incorporate the majority of these features within a development proposal on this site, although part of the frontage hedge may need to be removed to enable access from Aston Road. The farm buildings may also provide habitat for roosting bats, nesting Swallows, and Barn Owls.

The development of this site would have to provide biodiversity net gain, and the removal of hedgerow features would increase the need for ecological enhancements elsewhere on the site.

## **Trees**

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



There are no trees with Tree Preservation Orders present within or around the site. However, the site is bound by a well-established hedgerow and trees to the north-west and north-east. There are no trees within the site itself, other than the small orchard and trees in the chicken coup, which currently provides some level of screening between the field to the east and the rising agricultural land to the west.

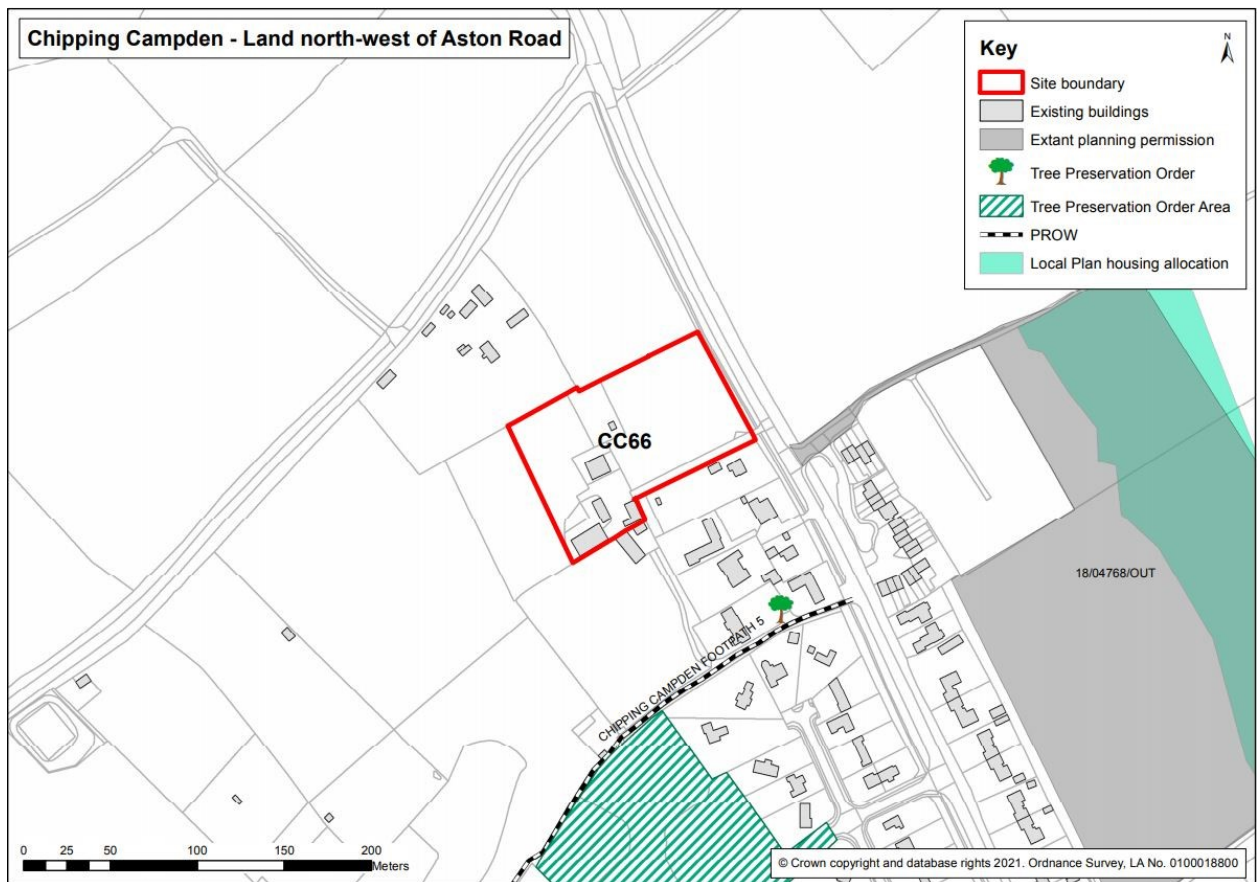
If this site were to be developed, it would be important that the trees and hedgerows around the site boundary were retained and a management plan put in place to ensure that they are not removed in future.

## **Historic Environment (excluding archaeology)**

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

Part of Chipping Campden is designated as a Conservation Area. However, this is centred on the historic core of the settlement and is located over 500 metres to the south-east. There is therefore unlikely to be any impact upon the setting of the Conservation Area.

The closest listed buildings are also located over 500 metres to the south-east near the town centre. The site would be visible from the tower of the Grade I listed St James Church, although the town is over 500 meters away and this view would not be significantly altered by development on this site.



### Other issues / constraints

- Access road – the existing access is narrow and would require widening to accommodate the proposed development. However, this would require the removal of a section of hedgerow and probably a tree, which both front onto Aston Road. This would require replacement planting and would make it more difficult to achieve biodiversity net gain;
- Rising topography to the west;
- The development of this site in isolation would extend the ribbon of development along Aston Road further northwards. However, if CC68 were also developed;
- Lorries in the Vale of Evesham Zone;
- The eastern part of the site is in an area where 10-30% of homes are above the Radon Action Level;
- Grade I agricultural land (from broad area agricultural land classification survey);
- The current 30mph speed limit may need to be extended further northwards along Aston Road; and
- Existing modern farm building – demolition and clean-up costs.

### Summary

The square field currently used as a smallholding is reasonably well contained and is screened on three sides by a thick hedgerow and trees to the north-east and north-west and the small holding buildings and some small trees, which are on higher ground to the south-west. This part of the site has more development potential than the western part of the site.

The western part of the site is quite distinct due to the change in topography and the different uses on this part of the site. The grassed area in the north-west corner, which forms part of a larger field that extends further the west, is particularly different in character as it forms part of a separate field. The agricultural buildings and the orchard are characteristic of the rural edge of a settlement. Their replacement with housing, however, would have a harmful

impact on the AONB, particularly views on the approach into the town from Chipping Campden Footpath 5 to the south. Furthermore, these features currently provide some screening of the square field to the east, which if removed would reduce the development potential of the eastern part of the site.

Any new housing development on this site would extend the ribbon of development further northwards along Aston Road. This would also extend the line of development further north than the extant planning permission for 76 dwellings on the land on the western side of Aston Road. However, if CC68 were allocated, the development of this site would be in line with the northern extent of the new settlement boundary.

#### Recommendation

The field in the eastern part of this site is a contender for allocation in the Local Plan.

#### Indicative capacity

The site submission estimate of 6 to 8 dwellings accords with the development pattern in this location, although it is likely that the mix of housing that would be required would include some smaller properties. It is therefore envisaged that around 12 homes could be delivered on the site.

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

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

If this site were allocated in the Local Plan, any development proposals must:

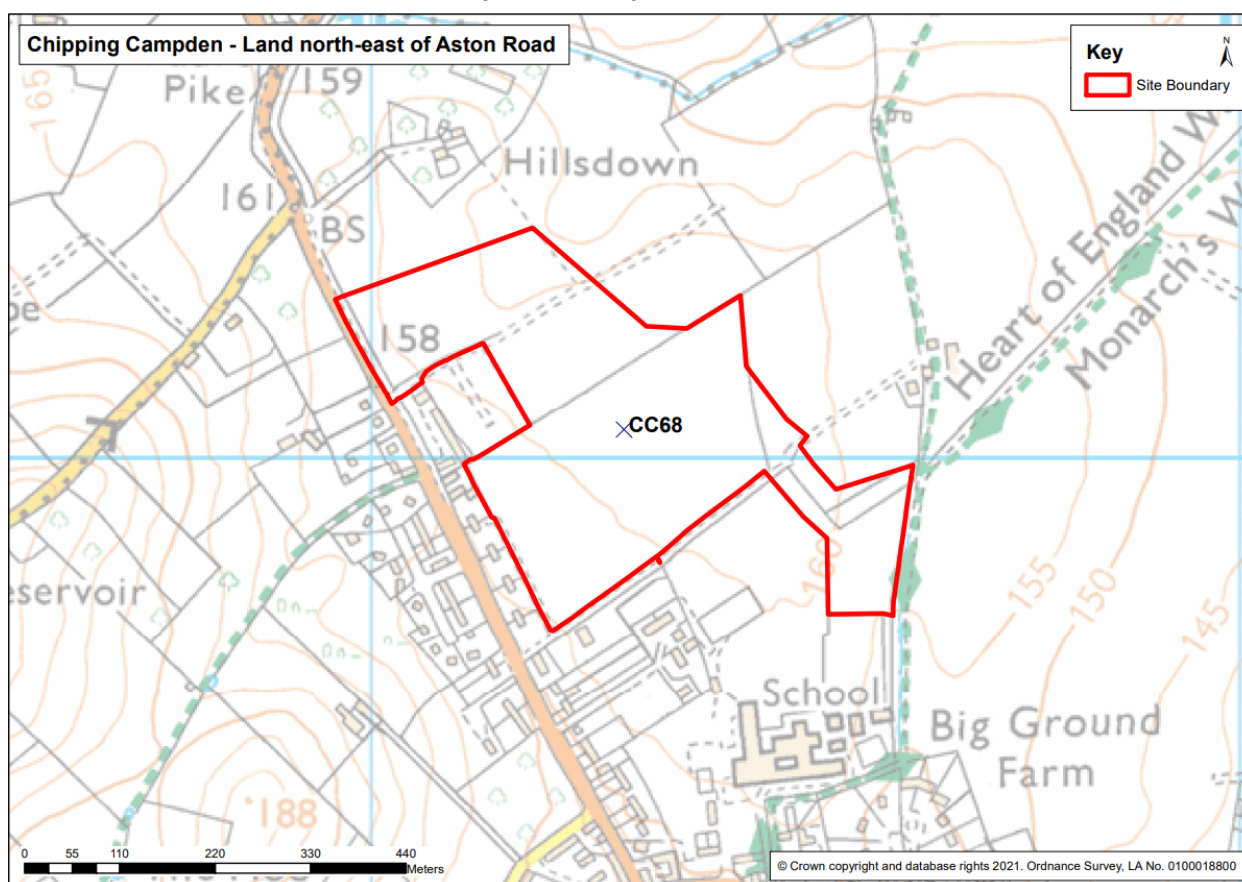
- retain the trees and hedges within the site for screening;
- preserve the character or appearance of the rural approach into Chipping Campden. In particular, the number, layout and form of the dwellings would need to respond in a sympathetic manner to the building pattern in this part of the town; and
- provide habitat management and creation to support pollinators relating to the site's location in a B-line.

#### **Key actions required**

- The development of the site may have an impact on the wellbeing of several trees located around the edge of the site. An arboricultural survey is required, as well as tree protection plans for any development proposal;
- An ecological assessment needs to be undertaken to understand any biodiversity issues; and
- An archaeological survey is likely to be required.



## Land north-east of Aston Road (ref: CC68)



**Proposal:** A substantial part of the site already has outline planning permission for 76 dwellings. Following a request from some members of the local community and the school, an extended proposal is submitted to include a new school access road, doctor's surgery, land retained for a primary school, a new school car park and additional housing to provide funding for the new school access road and car park. The existing school car park would be made available all year round for public use to assist with

easing parking congestion in the town centre. The proposal is at a very early stage of the design process and is subject to change.

**Site area:** 13.3ha

**Assessment date:** January 2021 and revised in June 2021 to accord with updated proposal

**Land ownership:** Single ownership

### Site description

The site is located at the north-eastern edge of Chipping Campden, to the east of Aston Road (B4035). It incorporates several fields used for arable and pastoral farming. The western part of the site is largely flat but the eastern part of the site sits on the crest of a hill and the topography falls away to the east.

The western boundary is partly bound by Aston Road to the east. There is also housing and The Bratches allotment gardens, which are adjacent to part of the eastern and southern boundaries.

The site has no defined northern boundary and the site boundary cuts across an existing field. The extensive grounds of a residential property (known as Hillsdown) and further agricultural land are located further to the north. The south-eastern boundary abuts Chipping Campden School. Open countryside extends from the eastern boundary.

### Planning history

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

- A substantial part of the site is allocated in the adopted Local Plan for residential development (refs: CC23B/C).
- 18/04768/OUT - Outline application for the erection of 76 dwellings with access. Permitted

- 16/00937/OUT – Erection of 40 dwellings and associated works (Outline application). Permitted
- 15/00419/OUT – Outline application for the erection of 90 dwellings with access. Refused
- The part of the sites with Outline planning permission are located within Chipping Campden’s development boundary, as defined by the Local Plan

## Landscape

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

### DESCRIPTION:

The parcel is located to the north-east of Aston Road development at The Bratches. The parcel is located to the north of the main body of the Chipping Campden settlement. It generally comprises a series of arable fields bound by hedgerows, trees and wire/rail fencing of varying density and quality. The exception to this is the permitted outline application for residential development (ref: 18/04768/OUT).

### Landscape context

National Character Area 107: Cotswolds

Landscape Character Type 17: Pastoral Lowland Vale

Landscape Character Area 17B: Vale of Moreton

### Constraints/Designations

Landscape: Parcel within the Cotswolds AONB

Historic: No listed buildings present within or near the parcel. Not within the Conservation Area.

Other (floodplain, PROWs): No PROW are present within parcel. Adjacent to the eastern boundary of the parcel is Chipping Campden Footpath 7 and 9. These are also identified within the long distance footpaths known as The Monarch’s Way and The Heart of England Way.

### Landscape sensitivity:

Evaluation: **High**

Justification:

Beyond the already permitted scheme (ref: 18/04768/OUT), there are significant landscape concerns regarding further development. This is based on the parcel’s location on elevated ground within the rural and valued AONB landscape. The proposal would be a further large extension of the settlement into the AONB landscape. The northern part of the proposal does not accord with the historic field pattern. The introduction of trees belts may help to filter views of new development from the wider landscape. However, the introduction of trees in itself would change the character of this open part of the AONB landscape. The site is also sensitive in that it occupies a prominent location on the approach into Chipping Campden from the long distance footpaths known as the Monarch’s Way and The Heart of England Way. It is also part of the rural setting of Chipping Campden on the approach to the town from Aston Road. Due to this, development is considered to have a **High** landscape sensitivity to change.

## Biodiversity

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

An ecological appraisal was provided to support the planning permission for 76 dwellings. This confirmed that Skylarks, a priority red list species, were breeding on the site. In that particular case, Skylark compensation was possible within the landholding of the applicant to compensate for the loss of habitat. However, further development would require a greater take-up of land and further loss of habitat. This would require further specialist expertise to assess the extent of this issue.

The extant planning permission for 76 dwellings also required the removal of a section of hedgerow to accommodate a new road through the site. This required compensatory hedgerow planting. There are further hedgerows that

divide the field boundaries if the site were to be extended. These hedgerows would ideally need to be retained within the design of any new development.

The planning permission for 76 dwelling furthermore included biodiversity enhancements, notably integrated bird and bat boxes within new buildings, wildlife-friendly plants within the landscaping scheme, wildflower meadow creation alongside the eastern boundary hedgerow (particularly in the north-eastern area of open space) and hedgehog gaps/holes through fences and walls to ensure permeability across the site (priority species). Should the site be extended, further biodiversity enhancements would be required to deliver Biodiversity Net Gain (BNG). The proposal includes a substantial amount of tree planting, which would help to achieve this. There is a substantial area of additional land to the north and east of CC68, which in the same ownership as the site submission. There is an opportunity to create a comprehensive Green Infrastructure strategy for the land holding, which could further help to deliver BNG.

The site is not located within an area covered by a formal nature conservation designation. However, part of the proposed site is modelled to be within a Great Crested Newt (GCN) Red and Amber Zone, where the likelihood of GCNs is being present is higher. Further surveys would be required to understand this issue. The site is also located close to several patches of Priority Habitat to the north and west – these are ‘Deciduous Woodland’ and ‘Traditional Orchard’ habitats. There is potential to help improve the green infrastructure connectivity between these patches through the development of this site.

## Trees

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



There are no trees with Tree Preservation Orders present within or around the site. However, although the site is largely open agricultural land, the field boundaries contain various trees and hedgerows. The hedgerows running alongside the sites appear on the 1884 Ordnance survey and are therefore likely to be pre-enclosure hedges and would be considered to be important under the Hedgerows Regulations 1997.

There are trees along the western boundary of the site, which form an avenue on either side of Aston Road. These include a variety of native species, including Ash and Hazel, and act to provide intermittent views into the site from Aston Road. The other boundaries of this site are all defined by hedgerows.

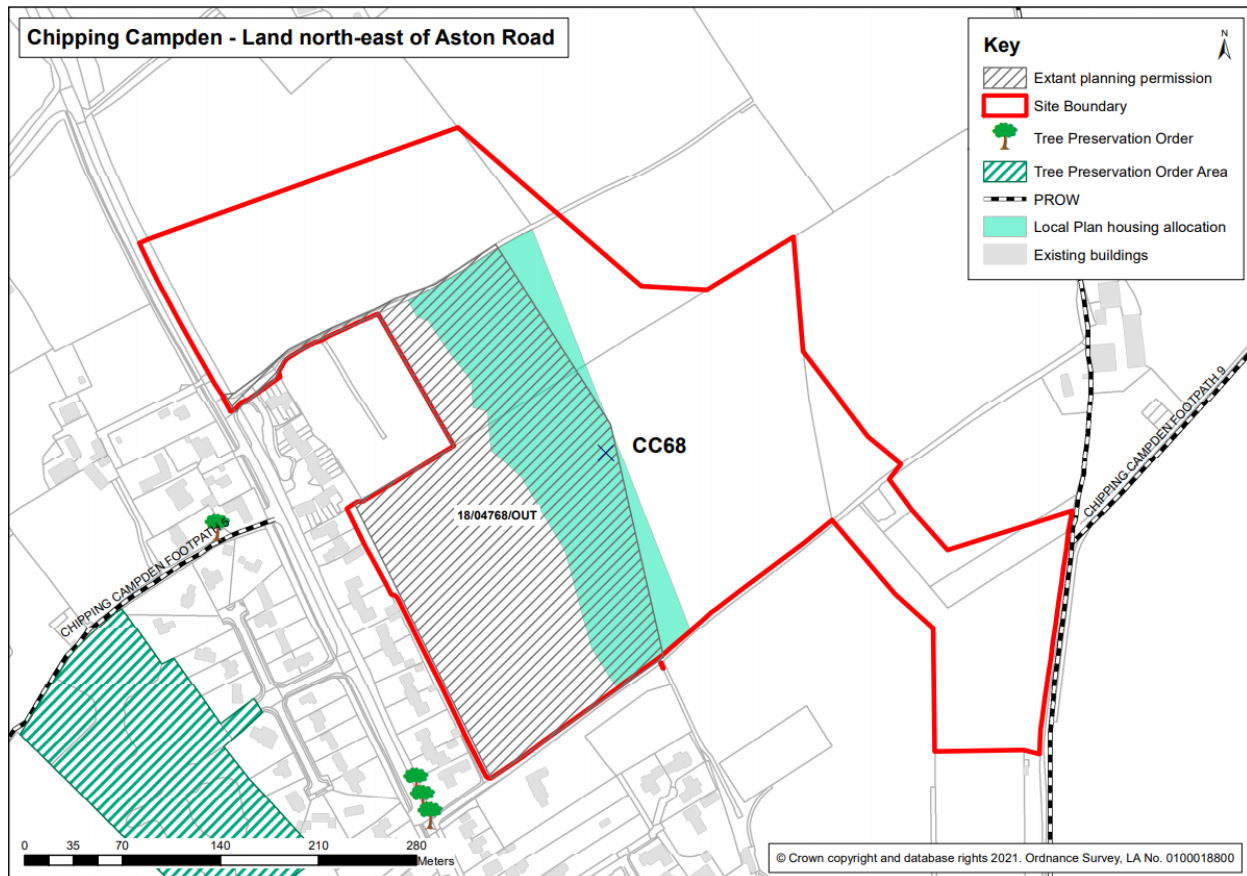
Some of the hedgerows within the site already have planning permission to be removed with mitigated hedgerow planting secured in order to provide a new access road into the 76 dwelling planning permission. The proposal would no longer require this, although it would require a new access road from Aston Road further to the north.

The alternative access road would likely require the removal of some trees, which would need to be compensated for by new tree planting within the development.

If CC68 were to be developed, it would leave a remnant part of a field further to the north, which may be suitable for additional tree planting. Additional tree planting may also be possible further to the east. Any tree planting in these locations would help to filter views of the developments, although consideration would need to be given towards the impact of planting trees in a part of the AONB, which is characterised by its openness and lack of trees.

### Historic Environment (excluding archaeology)

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



The 1884 Ordnance survey map shows that the three fields under assessment have changed little over the past century. The only differences are that a field boundary used to exist, which broadly followed the eastern boundary of the extant planning permission for 76 dwellings. To the east of the sites, a ribbon of development has extended northwards from the town centre along Aston Road and Chipping Campden School has been built to the south.

Part of Chipping Campden is designated as a Conservation Area. However, this is centred on the historic core of the settlement approximately 200m to the south and is screened by existing development on Aston Road. The site forms part of the rural approach to the Conservation Area and the historic town, although this is somewhat reduced by the distance between the site and the Conservation Area.

The closest listed buildings are located over 300m to the south on Aston Road. Again, the setting of these buildings is screened by existing development and the development of these sites is unlikely to have a major impact. The site would, however, be visible from the tower of the Grade I listed St James Church, which is located approximately 430m to the south of the site. The design of the new development could be based around views to the church.

A proposed access from Aston Road has already been granted planning permission. The new access from Aston Road would be further to the north, which may be contentious.

### Other issues / constraints

- The site proposal would help to resolve some long-running issues in Chipping Campden, which would be planning benefits – it would provide a new doctor’s surgery, it would provide a new school access road; helping to alleviate congestion around Cinder Mill Lane; it would enable the existing school car park to be used by the public, which would help to remove parked cars from the town centre and improve, which could improve the historic environment and help local businesses.
- The idea of providing land for a primary school within the development proposal would be to future-proof the need for a primary school in Chipping Campden. However, there is currently no identified need for a new primary school in Chipping Campden. Furthermore, in general terms, sites in and around Chipping Campden are highly constrained. It is far from certain that there would be a need for a new primary school in the short, medium or even long-term future. Options would also need to first be explored to establish whether the need to could accommodated by extending the existing primary school.

There are also concerns that, should the land set aside not come forward for a school, an alternative development proposal could be submitted at a later date, which would not be suitable if it were to be included within the current proposal. Given the sensitivities of development on CC68, any development proposal should have the least impact possible. Given there is no need for a primary school in Chipping Campden now and potentially for the foreseeable future, it is suggested that this aspect of the development proposal should be omitted and the site should reduce in size.

- Similarly, the amount of housing in addition to what already has planning permission should be the minimum to make the overall development proposal viable.
- The new school car park should not result in the loss of playing fields or prejudice the use of such land.
- The relocation of the school car park to the north of the school with access off Aston Road could reduce congestion in Chipping Campden from school buses, improve air quality, improve safety, and release much needed hard play area back to the school, which has had to be given over to parking in recent years.
- The existing school car park would need to be made available for the public to use at a reasonable price.
- The design of the development should seek to share facilities and the arrangement of the different parts of the scheme should enable this to be delivered. This would make more efficient use of the land and could reduce the amount of land that is required (e.g. shared car parking between the schools and the doctor’s surgery; shared sports facilities between the schools; etc.).
- The indicative site layout that was submitted shows the public open space on the opposite side of the road to the housing. Public open space should be centrally located within the housing area so that it can be safely and conveniently accessed and so that it has good levels of natural surveillance.
- The proposals would all need to come forward within the same development and would therefore need the agreement of Gloucestershire County Council and the Clinical Commissioning Group to ensure that the scheme is fully delivered.
- The development of this site would be on pastoral and arable farmland. A broad area agricultural land classification survey identified the land as Grade 1 agricultural land, although a detailed survey is required to confirm this.
- Natural capital mapping data shows that the fields within CC68 are, unsurprisingly, important for food provision but that they have potential to deliver additional carbon sequestration through changes in agricultural practices (e.g. soil management), tree planting, etc.

## Summary

A large part of the site already has planning permission. Even if the extended development proposal were not to be allocated in the Local Plan, this part of the site continues to have a reasonable prospect of being fully delivered by 2031.

The extended development proposal includes a new school access road, doctor’s surgery, land retained for a primary school, a new school car park (enabling the existing car park to be released as public car parking to alleviating parking pressure in the town centre) and 28-44 additional dwellings in addition to the 76 already permitted.

Given there is no need for a primary school in Chipping Campden now and potentially for the foreseeable future, it is suggested that this aspect of the development proposal should be omitted and the site should reduce in size.

The development proposal in its current form is assessed to have 'High' landscape impact. This is the principal concern. However, the proposal could also help to resolve some longstanding issues in Chipping Campden, which would have considerable planning benefits. In addition to the proposed uses, the site could also provide a significant opportunity for Biodiversity Net Gain and additional tree planting.

#### Recommendation

If there is a realistic proposition and for a new school car park, that the existing school car park can be re-purposed for public use, that a new doctor's surgery can be provided, and that some additional housing can be provided to help pay for the proposals within the area specified, then the public benefits of the proposal could potentially outweigh the potential harm to the AONB. The proposal is therefore a candidate for further consideration for allocation within the Local Plan.

#### Indicative capacity

Part of the site already has planning permission for 76 dwellings with an additional 28-44 dwellings (the least number required to make the scheme viable). The site would also need to accommodate a doctor's surgery and a new school access road.

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

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

If this site were allocated in the Local Plan, any development proposals must:

- not include land that would be set aside for a primary school if there is no identified need for such a facility;
- retain the trees and hedges within the site for screening;
- preserve the character or appearance of the rural approach into Chipping Campden, particularly the number, layout and form of the dwellings, which would need to respond in a sympathetic manner to the building pattern in this part of the town;
- include a green infrastructure strategy for the wider land holding in the same ownership as CC68, which should aim to deliver Biodiversity Net Gain and carbon sequestration;
- not result in the loss of playing fields or prejudice the use of such land;
- make the existing school car park available for the public to use at a reasonable price;
- deliver all aspects of the development at the same time;
- include the minimum number of additional dwellings required to make the scheme viable;
- develop the minimum amount of land possible; and
- seek to share facilities with the arrangement of the different parts of the scheme enabling this to happen (e.g. shared car parking between the schools and the doctor's surgery; shared sports facilities between the schools; etc.).

#### **Key actions required**

- The development of the site may have an impact on the wellbeing of several trees and hedgerows located around the edge of the site. An arboricultural survey is required, as well as tree protection plans for any development proposal.
- A Preliminary Ecological Assessment (PEA) and further ecological assessments as indicated within that PEA. These additional assessments should include the use of the site by farmland birds, particularly skylarks and the delivery of biodiversity net gain. A hedgerow assessment should be undertaken before the site is considered for allocation.
- A full landscape and visual impact assessment (desktop and site assessments) undertaken by an appropriately qualified and experienced landscape professional.
- Soil survey to establish whether the extended site would develop best and most versatile land.
- An archaeological survey.

- A viability appraisal of the development proposal to show that the amount of additional housing development is set at the minimum level to make the development viable.