

Mickleton Site Assessments

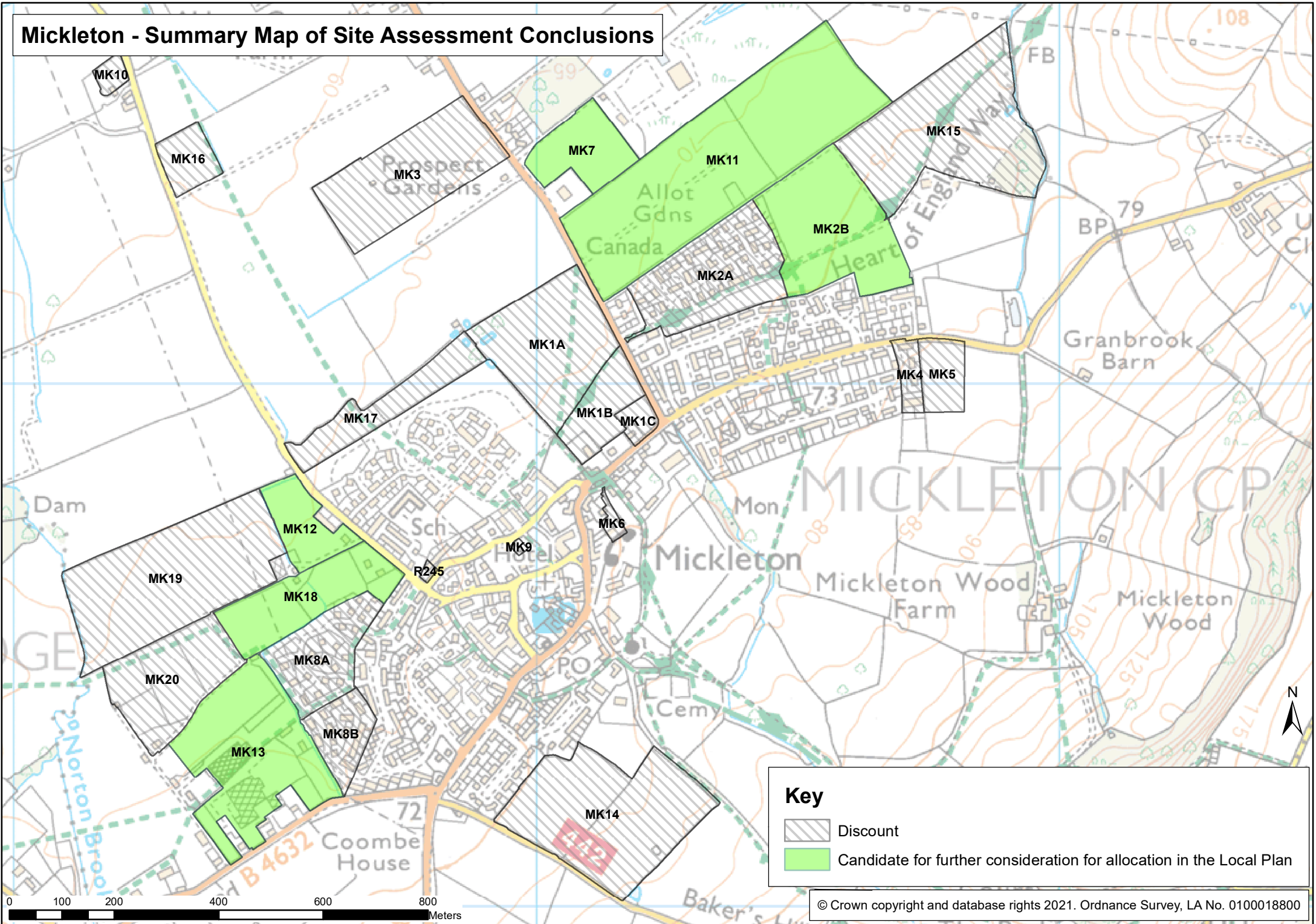
Strategic Housing and Economic Land Availability Assessment (2021)



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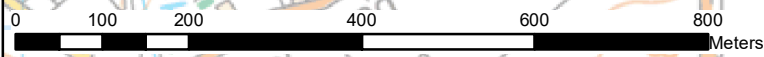
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Mickleton - Summary Map of Site Assessment Conclusions



Key

- Discount
- Candidate for further consideration for allocation in the Local Plan



Site Assessments: Part I

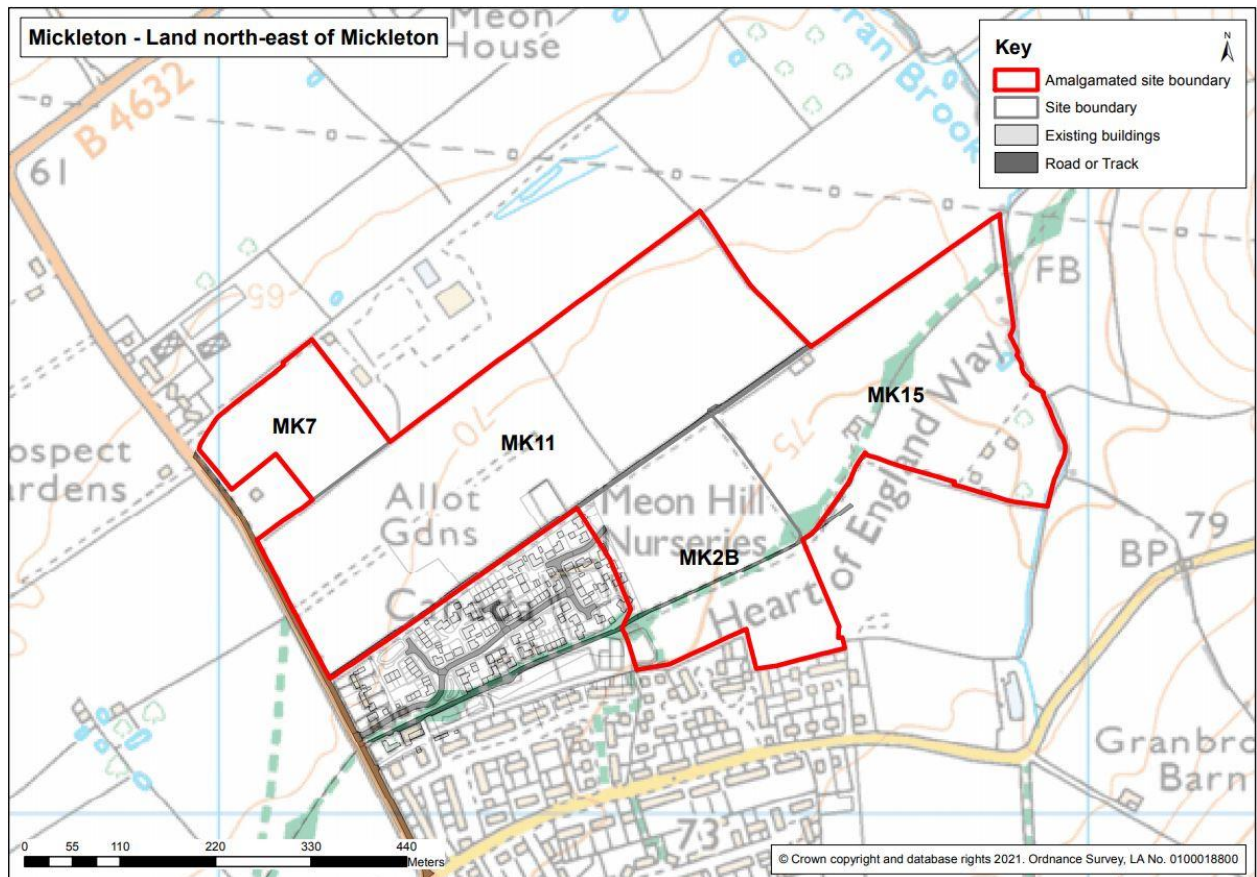
Ref.	Address	Proposal	Assessment	Conclusion
MK1A	Land north of Meadow View	70 homes in combination with MKB	<p>Unsuitable – MK1A and MK1B could potentially provide a substantial swathe of Green Infrastructure, as the sites are surrounded by lots of new and potential development. This site currently acts as a green buffer between these developments. However, further residential development would be unsuitable, as it would lose the connection between the village and the countryside. The site forms part of the rural setting of the Conservation Area and several Listed Buildings and its development would have an unacceptable impact on their setting.</p> <p>Previously refused residential permission (ref: CD 2885/J). An appeal was dismissed and the Inspector's refusal reasons still hold true. An application was again refused permission in 2015 for 40 dwellings (ref: 14/04609/OUT). Refusal reasons included the significant harmful impact upon the character and appearance of the Conservation Area and its setting and the harm to the setting of adjacent Listed Buildings.</p> <p>There is also a pond within site with potential ecology issues and the western half of the site within the ground water flood risk zone (>75%). The Heart of England Way also crosses the site.</p>	Discount
MK1B	Meadow View	70 homes in combination with MK1A	Unsuitable – see comments for MK1A	Discount
MK1C	Field north-east of Granbrook Lane / Stratford Road Mini-Roundabout	Housing	Unsuitable - for the same reasons as MK1A	Discount
MK2A	Former Meon Hill Nurseries	Housing	Development complete	Discount
MK2B, MK7, MK11, MK15	Land east of former Meon Hill Nurseries	Housing	MK2B, MK7, MK11 and MK15 have been assessed together to consider whether any strategic benefits could be gained by allocating one or more of the sites or whether any parts of the sites, which might otherwise be unsuitable for housing or commercial development, could deliver other elements of a scheme. Detailed site assessment provided in Part 2.	See Part 2
MK3	Prospect Gardens	Housing or employment	Not within or adjacent to Mickleton's Development Boundary	Discount
MK4	Land at Granbrook Lane C	Housing	Development complete	Discount

Ref.	Address	Proposal	Assessment	Conclusion
MK5	Land at Granbrook Lane B	Housing	Unsuitable and withdrawn from SHELAA – the site is within the AONB and would be an unsuitable eastwards extension to the village.	Discount
MK6	Land to rear of Willan, High Street	Housing	Below 5 dwelling threshold - although the submission indicated that 5 dwellings could be provided, it is not seen how this could be realistically achieved. This is a backland site with overlooking issues, which would constrain the developable site area. To create 5 dwellings would require a very small unit size + an internal parking area, which would be unviable in this location. There is also a problematic access issue and improvement would mean altering the setting of a listed building - it is not seen how this constraint could be overcome. Some development may be possible, but not at a level that meets the minimum threshold of the SHLAA.	Discount
MK7	Land between Summerville Ltd. and Stratford Road	Housing	See MK2B	See MK2B
MK8A	Harbour Ground	Housing	Development complete	Discount
MK8B	Land adjacent Arbour Close	Housing	Development complete	Discount
MK9	The Old School, Back Lane	Housing	Below 5 dwelling threshold	Discount
MK10	Peacefield, Broad Marston Lane, GL55 6SF	Housing	Not within or adjacent to Mickleton's Development Boundary	Discount
MK11	Land east of Stratford Road	200-250 houses	See MK2B	See MK2B
MK12, MK13, MK18, MK20	Land at Birchfield Nursery, Broad Marston Road	MK12 = 40 homes; MK13 = 144-150 homes and 0-1,500 sq.m retail; MK18 = 90 homes; MK20 = housing	MK12, MK13, MK18 and MK20 have been assessed together to consider whether any strategic benefits could be gained by allocating one or more of the sites or whether any parts of the sites, which might otherwise be unsuitable for housing or commercial development, could deliver other elements of a scheme. Detailed site assessment provided in Part 2.	See Part 2

Ref.	Address	Proposal	Assessment	Conclusion
MK13	Land off Sunnybrook, Broadway Road, GL55 6PT	See MK12	See MK12	See MK12
MK14	Bakers Hill	Housing	Unsuitable - The site is located in the AONB on rising ground. Development in this location would be viewed from afar and would have a detrimental impact to the rural approach of the village. It would also be out of keeping with the pattern of development in the village.	Discount
MK15	Land off Canada Lane	Housing	Detailed site assessment provided in Part 2, although this found the site to be unsuitable	Discount
MK16	Glebe Land, Broad Marston Road	Housing	Not within or adjacent to Mickleton's Development Boundary	Discount
MK17	Field adjoining Market Garden Close, Broad Marston Lane	50 homes	Detailed site assessment provided in Part 2, although this finds the site to be unsuitable.	Discount
MK18	Foxwold, Broad Marston Lane, GL55 6SF	90 homes	See MK12	See MK12
MK19	Land west of nurseries on Broad Marston Lane	None	Unavailable	Discount
MK20	Land north east of Cotswold Edge	Housing	See MK12	See MK12
R245	Cherry Orchard, Back Lane	Housing	Development complete	Discount

Site Assessments: Part 2

Land north-east of Mickleton (refs: MK2B, MK7, MK11, MK15)



Proposal: MK2B, MK7 and MK15: housing development. MK11 – relocate allotments to the field to the north-east of the site and provide 200 houses on the current allotment site.

Site area: Combined 27.24ha (MK2b: 5.31 ha; MK7: 2.11ha; MK11: 12.37h; MK15: 7.45ha)

Assessment date: January 2021

Land ownership: Multiple ownership

Site description

The wider site comprises four separate SHELAA site submissions, which have been amalgamated together to consider whether any development in this location would be suitable.

The sites are located to the north-east of Mickleton on gently descending land, which falls towards a brook to the east. The sites also sit at the foot of Meon Hill to the east. The eastern boundary of MK15 abuts the boundary of the Cotswolds AONB.

The sites are all predominantly fields used for arable and pastoral farming. The exceptions to this are the south-western third of MK11, which is allotment gardens, and there is a pond in the south-west corner of MK2B.

The sites are neighbored by the recently completed housing development on the former Meon Hill Nursery to the south-west; Stratford Road (B4632) to the west with countryside beyond; an industrial area along part of the northern boundary (Leosheds – garden storage buildings) and countryside beyond; open countryside to the east; and the built up area of Mickleton to the south.

Initial SHELAA Assessment

Following a site inspection, it was immediately apparent that the development of MK15 would be an unacceptable intrusion into open countryside and would have a harmful impact on the setting of the AONB. The remainder of this assessment focusses on MK2B, MK7 and MK11 only.

Planning history

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

Mickleton's development boundary extended only as far as the junction of Granbrook Lane and Stratford Road in the 1840 Ordnance Survey. The SHELAA sites under assessment were at that time all in agricultural use with the south-western two-thirds of MK11 containing a tree plantation, likely to be a fruit orchard.

By the 1960s, numerous agricultural greenhouses had been built within the area, including the south-west corner of MK2B and a part of this site immediately to the north of the modern day Heart of England Way. Housing development had also expanded westwards from the village on either side of Granbrook Lane to create part of Meon Road. The 1960 Ordnance Survey also identifies that the south-western two thirds of MK11 as allotment gardens.

Further housing was subsequently built to expand Meon Road and create Orchard Close. The most significant change in recent years, however, was the completion in 2018 of a 77 dwelling housing development on the former Meon Hill Nurseries immediately to the south of MK11 and to the south-west of MK2B (ref: 14/01578/REM).

Elland House, a large isolated house in extensive grounds, was built in the 1980s to the south-west of MK7. The former agricultural greenhouses, which were once located to the north-east of MK7, have been replaced with a modern manufacturing facility (Leosheds – garden storage buildings). A hamlet of early 20th Century houses is also located to the north-west of MK7.

Today, the part of MK2B that once occupied a greenhouse has been returned to arable farmland. Only the western third of the allotment garden site on MK11, as shown on the 1960s Ordnance Survey plan, appears to be in use. The rest of this allotment garden has returned to agricultural use, although layout of the former allotments, including the central access track, remains intact. The other parts of MK2B, MK7 and MK11 remain as productive agricultural farmland.

The sites are located outside the Mickleton development boundary, as defined by the Cotswold District Local Plan 2011-2031. Mickleton's development boundary abuts part of the south-eastern boundary of MK11 and the western and southern boundaries of MK2B.

There is no other relevant recent planning history on any of the sites. The planning history of adjoining land to the south is further discussed in the Historic Environment section.

Landscape

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

Description

The parcels are not located within the Cotswolds AONB. Parcel MK15 abuts its boundary on its eastern side. Given the proximity and local context the parcels are considered to be within the setting of the AONB at the foot of Meon Hill.

All of the parcels contribute to the rural setting of Mickleton, particularly the northern approach into the village from Stratford Road, the eastern approach from the Heart of England Way national trail, and from views into the village from the AONB to the east, notably from Meon Hill.

The Stratford Road approach, to some degree, has already been partially urbanised by housing development on the former Meon Hill Nurseries site, the conifer hedge surrounding the garden of Elland House and the hamlet of housing development further to the north of Stratford Road. However, the western boundaries of MK7 and MK11 which front onto Stratford Road are lined by dense vegetation. This provides some screening into the sites but it also helps to create a transition between the built up part of Mickleton and the countryside to the north. This section of road therefore has a rural feel. Furthermore, the north-western edge of the former Meon Hill Nursery development is buffered by a tall hedge and allotment gardens. These currently provide a positive contribution to the rural setting of the village.

The late 20th Century housing at Meon Road and the eastern boundary of the recently completed housing development on the former Meon Hill Nursery site provide a reasonably harsh edge to the settlement. This is particularly apparent on the eastern approach into the village from the Heart of England Way. There is an opportunity to soften this edge to the settlement through a well-designed development.

Landscape context

National Character Areas 106: Severn and Avon Vales and 107: Cotswolds

Landscape Character Type: Unwooded Vale

Landscape Character Area VE1C: Mickleton Vale Fringe

Constraints/Designations

Landscape: Not within the Cotswolds AONB but does abut the boundary on the eastern side of parcel MK15.

Historic: No heritage designations within the parcels or the immediate vicinity. The Mickleton Conservation Area is located a short distance to the south of the parcels.

Other (floodplain, PROWs): Mickleton Footpath 5 is present within parcels MK2B and MK15. This footpath is also identified as part of the promoted Heart of England Way long distance footpath route.

Landscape sensitivity:

MK2B evaluation: **Low/Medium**

The parcel's landscape sensitivity to development is derived from its existing rural context and its location on the edge of the settlement. The neighbouring settlement edge is present to two sides and has an influence on the parcel. Due to this residential development within the parcel is unlikely to appear as incongruent or a protrusion into the landscape. The site boundaries are considered to be relatively weak. Development of the parcel would provide an opportunity to deliver robust Green Infrastructure features that also soften the transition between the settlement and wider landscape. The footpath that divides the parcel would need to be accommodated within any proposal and could represent an attractive feature that promotes activity and connectivity with the wider landscape.

MK7 evaluation: **Medium**

The parcel's landscape sensitivity to development is derived from its existing rural character and its location away from the edge of the settlement. However, the parcel is not located within the open rural landscape due to the developed context to the north-east and north-west. A single residential dwelling is also located to the south of the parcel. This surrounding context influences the character of the parcel. If the parcel was developed it would not appear as a protrusion into the undeveloped landscape due to the surrounding context. It does, however, intensify ribbon development along Stratford Road and appear as out of town/village development. Any development should be located within a robust Green Infrastructure framework. This will benefit biodiversity, residents and landscape character.

MK11 evaluation: **Medium**

A section of the parcel is used for allotments, which does not change the rural context of the parcel and its contribution to the prevailing agricultural character present around the settlement. The Mickleton settlement edge is present to the south. Ribbon development is present beyond the parcel along Stratford Road. Development within the west of the parcel is unlikely to be seen as an incongruent addition to the landscape given the surrounding context. But it would intensify ribbon development along Stratford Road. The east of the parcel is fairly open and forms part of the open landscape beyond the settlement. Given this more open character the visual envelope of this part of the parcel is likely to be wider. Open space and Green Infrastructure provision would be a more suitable use of the east of the parcel and would provide a pleasant transition between the settlement and the wider landscape.

MK15 evaluation: **High/Medium**

This parcel is characterised as open agricultural land located within the rural landscape. It is detached from the settlement of Mickleton and protrudes further into the landscape than the other assessed parcels. There is no existing context to justify such a protrusion. The Cotswolds AONB abuts the eastern boundary of the parcel and attention would need to be given to its recognised special qualities. A public footpath bisects the parcel and provides access to footpaths within the AONB. Development of the parcel would weaken the rural approach to the settlement given it has no existing settlement context and is fully characterised as part of the rural landscape. Development of the parcel is not considered to be appropriate from a landscape and visual perspective.

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 sites are predominantly used as fields for crop production, which are unlikely to have significant biodiversity value. This will need to be confirmed by the Preliminary Ecological Assessment and any subsequent necessary surveys. The allotment gardens on MK1 I, however, are likely to have higher ecological value with insects, birds, and potentially reptiles (e.g. compost heaps are a common habitat for grass snakes).

The pond in the south-west corner of MK2B is likely to have higher biodiversity, including the potential for Great Crested Newts. A Stage I Ecological Survey was undertaken in 2013 in support of the 77 dwelling development on the former Meon Hill Nursery site (ref: 13/03539/OUT). A pond was present on that site, which was found to have a low suitability score, but a Great Crested Newt was found on adjacent land indicating their presence in the area.

Bat surveys were also conducted for 13/03539/OUT. These found some bat species roosting and foraging in the area. The houses for the Meon Hill Nursery development include bat access tiles. Each of the SHELAA sites is bound by hedgerows and trees, which are likely to act as bat corridors. A bat survey is needed to confirm which species are present, identify bat roosts and foraging locations.

A bird survey was also carried out for 13/03539/OUT, which identified five red listed species, including Song thrush, Linnet, Yellowhammer, House sparrow and Starlings. These are all likely to also be present in the SHELAA sites under assessment. Again, further surveys are needed to confirm which species are currently present within the sites.

Any development proposal on these sites would need to deliver biodiversity net gain. Ways of achieving this might include SuDS, swift bricks, bat access roof tiles, bird boxes and tree planting. The design would also require a substantial provision of multi-benefit Green Infrastructure. There is also an opportunity to provide further biodiversity enhancement and apply Green Infrastructure principals in public open spaces and in a transitional belt between the built-up area and the surrounding countryside.

Trees

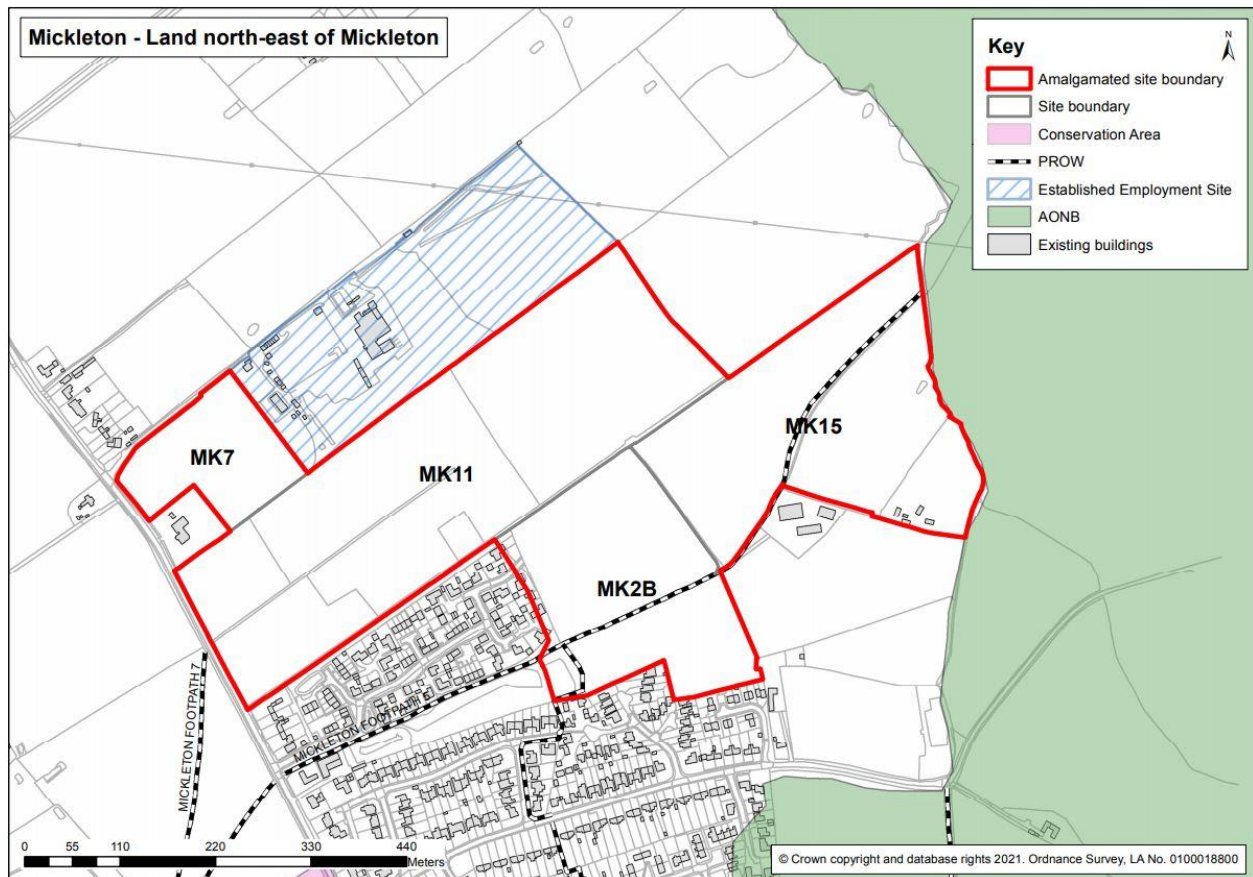
These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer in winter. An Arboricultural Report that accords with BS 5837:2012 would be required of any development proposal.



There are no trees with Tree Preservation Orders present within or around the sites. However, the sites are bound by well-established hedgerows and trees on all sides. The hedgerows appear on the 1884 Ordnance survey and are therefore likely to be pre-enclosure hedges and would be considered to be important under the Hedgerows Regulations 1997. The hedgerows should be retained.

Historic Environment (excluding archaeology)

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



Historic Environment Context/Constraints and Opportunities

Context: The sites have a rural edge of settlement context and comprise active agricultural and allotment land,

Designated heritage assets: Part of Mickleton is designated as a Conservation Area. This is centred on the historic core of the village and is located approximately 390 meters to the south-west MK11. Although the south-western boundary of MK11 can be viewed from a small part of the Conservation Area, the sites are extensively screened by existing residential development. The development of these sites would therefore be unlikely to have a significant impact upon the setting of the Conservation Area.

The sites are not visible from any listed buildings, the nearest listed building being the Grade II listed Granbrook Farmhouse located 590 meters to the south. The development of any of the proposed sites would therefore be unlikely to impact on the setting of a listed building.

Non-Designated heritage assets: None observed

Heritage at risk issues: None

Opportunities: A field boundary also once existed in the south-east corner of MK2B, which was removed to merge two fields together. The south-eastern boundary of MK2B follows the same line as this former field boundary and there is an opportunity to reinstate the former hedgerow along this boundary if the site were to be developed.

Other issues / constraints

- The south-western part of MK11 is allotments, which are in active use;
- Loss of agricultural land – a detailed survey has confirmed that part of MK2B is Grade 3b and Grade 2 best and most versatile land. The other sites have not been surveyed in detail and an agricultural soil quality survey would be required;

- MK7 and MK11 are adjacent to and industrial estate to the north-east. They would require a noise and vibration survey to establish if any mitigation measures are required.

Summary

MK2B: the southern boundary of MK2B abuts late 20th Century housing development, which currently provides a harsh edge to the village and a poor transition between the built-up area and the wider countryside. If MK2B was developed, there may be an opportunity to improve the appearance of the north-eastern edge of the village with a better transitional belt, similar to that achieved in the nearby Oak Grove development off Broad Marston Road, plus landscape interspersed within the built development. A comprehensive Green Infrastructure scheme would be required. This site has a readymade access to Stratford Road through Furrow Way and Ridge Close. It is also reasonably well contained from further development to the east by the significantly higher landscape impact of such development on the setting of the AONB.

MK7: this site is detached from Mickleton's development boundary by nearly 250 meters. The development of this site would require the development of MK11 first or these two sites to be developed together. MK7, however, is much further away from services and facilities than other sites in Mickleton. Its development would also be a significant northwards extension of the village into a rural area.

MK11: the south-western third of this site is an active allotment garden site. The proposal to relocate the allotments to the field in the north-east of the site is problematic because the allotments would become less accessible to people living in Mickleton. Relocating the allotments would also likely result in an increase in private car use and make the allotments less viable, as well as there being potential habitat disturbance issues.

Notwithstanding the principle of relocating the allotments, residential development on the south-western two-thirds of MK11 would be a significant northwards extension to Mickleton, linking the settlement to the Leosheds manufacturing site to the north. It would urbanise the northern approach into the village. It is further away from services and facilities than other sites within the village. It would furthermore make MK7 more susceptible to housing development. The development of this site does not appear to be the next logical extension to the village.

If MK11 were to be allocated for residential development, there will be value in including MK7 within that allocation to make best use of available land and so that infrastructure can be planned more strategically.

MK15: the development of this site would be an unacceptable intrusion into open countryside and would have a harmful impact on the setting of the AONB.

Recommendation

MK2B: is a candidate for further consideration for allocation within the Local Plan.

MK7: is a candidate for further consideration for allocation within the Local Plan if MK11 were allocated as well.

MK11: is less ideal for development than other sites in Mickleton, although it is a candidate for further consideration for allocation within the Local Plan. Sequentially the site should only be considered if there is a shortage of sites that can meet district wide housing needs to 2031.

MK15: is unsuitable for development.

Indicative capacity

MK2B – 100 houses

MK7 – 40 houses

MK11 – 200 houses is unlikely to be deliverable on the proposed residential part of the site. A lower density would be more appropriate of around 140 houses.

MK15 – N/A

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 the sites were to be developed:

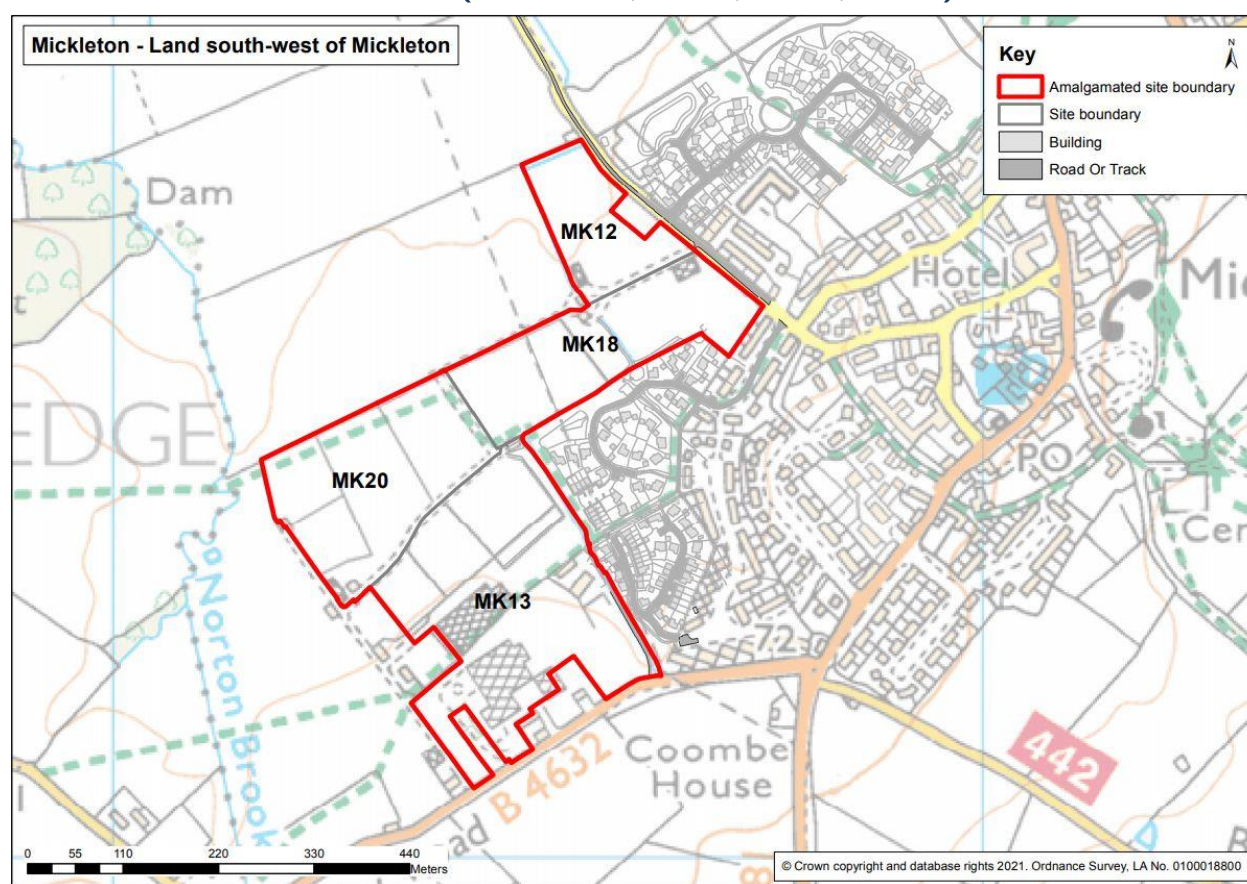
- The south-eastern boundary of MK2B, which follows the same line as the former field boundary, should be reinstated as a hedgerow;

- The hedgerows and trees around the sites should be retained; and
- The design should include a substantial provision of multi-benefit Green Infrastructure, part of which must soften the transition between the settlement edge and wider landscape.

Key actions required

- An arboricultural survey, as well as tree protection plans for any development proposal.
- A Preliminary Ecological Assessment needs to be undertaken to understand any biodiversity issues, particularly including bat and bird surveys, an ecology survey of the allotment site, and a survey of the pond in the south-west corner of MK2B.
- An archaeological survey is likely to be required.
- A soil survey is requested to establish if the site is best and most versatile agricultural land.
- MK7 and MK11 require a noise and vibration survey to establish if any mitigation measures are required for the adjacent industrial estate.

Land south-west of Mickleton (refs: MK12, MK13, MK18, MK20)



Proposal: **MK12:** 40 homes; **MK13:** 144–150 homes and 0–1,500sq.m of retail/craft on the current plant nursery / cafe part of the site; **MK18:** Up to 90 dwellings; and **MK20:** housing development.

Site area: Combined 15.24ha (MK12: 1.68ha; MK13: 6.38ha; MK18: 3.32ha; MK20: 3.86ha)

Assessment date: January 2021

Land ownership: Multiple ownership (believed to be four separate land ownerships)

Site description

The wider site comprises four separate SHELAA site submissions, which have been amalgamated together to consider whether any development in this location would be suitable. The sites are all located on the south-western edge of Mickleton on generally flat ground at the valley floor.

MK12: the northern part of MK12 is an arable field, bound by a hedgerow to the north and east. Several tall conifer trees form the western boundary, some of which have been cut back to their base recently. The field is accessed from the south-west corner onto Broad Marston Road.

There is a single bungalow in the south-east corner and a former commercial plant nursery, which occupies a 40m deep band across the remainder of the southern boundary and contains a former commercial greenhouse, some small agricultural buildings and an area now used to grow Christmas trees. This part of the site is accessed by a track running along the southern boundary.

The site is surrounded by arable farmland to the north and west and a horse paddock to the south. There is another large greenhouse adjacent to the south-west boundary which is screened by a tall conifer hedge. Broad Marston Road is adjacent to the north-eastern boundary with the recently completed 90 dwelling Oak Grove development opposite. There are also two large detached dwellings on land to the east of the site which have recently been completed (refs: 15/04930/REM and 15/04931/REM).

MK13: MK13 contains a plant nursery / garden centre (Tops Plants Nursery) in the central-southern part of the site. This garden centre accommodates several small businesses, including a café (Decades Tearoom) and a hair salon. The plant nursery also has several large greenhouses. A Public Right of Way (Mickleton Footpath 12) cuts

east to west through the centre of the site. Adjacent to this public footpath is the storage area for the plant nursery, which is a visual detractor when passing through the site along the footpath. This area also contains a large telephone mast.

The south-west of the site contains a small orchard and a grassed area. This is segregated from the agricultural land to the west by a conifer hedge.

The south-eastern part of the site contains a bungalow (Sunnybrook), which is set back from Broadway Road by a large grassed area. This plot is segregated from the plant nursery by an outgrown hedgerow. Access is provided to Broadway Road via a track running along the eastern boundary of the site.

The northern part of MK13 is a field in agricultural use. This is segregated from the plant nursery to the south by a dense overgrown hedgerow. There is also a copse of semi-mature trees located in the eastern part of the site, to the north of the public right of way. This field has been subdivided into three by post and rail fencing.

The south-eastern and south-western boundaries of MK13 have an irregular shape, as these boundaries exclude several houses that have been built or have extant planning permission.

The site is surrounded by arable farmland to the west; a large dwelling in extensive grounds to the north-west; pastoral farmland to the north; the recently completed 70 dwelling Cotswold Edge development to the east, which has a landscape buffer between the site and this development; and Broadway Road (B4632) to the south with agricultural land beyond.

MK18: most of MK18 is two fields, which have been subdivided with post and rail fencing to create pony paddocks. The central-northern part of the site contains a large Dutch barn and storage areas for machinery and stables. The eastern part of the site contains a detached house (Foxwold House), which sits within a large garden.

A brook runs along the western half of the southern boundary and then northwards through the centre of the site. A public right of way (Mickleton Footpath 10) enters the site in the north-west corner and runs along the western boundary and part of the southern boundary, before cutting southwards into the recently completed 70 dwelling Cotswold Edge development to the south.

The site is surrounded to the north by arable farmland, a former plant nursery and a bungalow; pastoral farmland to the west; the Cotswold Edge housing development to the south, which includes a landscape buffer between new housing and the site; and Broad Marston Road to the east with further housing development beyond.

MK20: the site predominantly comprises four pastoral fields, which are defined internally by post and rail fencing. The south-west corner contains a large detached dwelling sitting within extensive grounds. The site is accessed from the south-west corner via a track leading to Broadway Road. There is also a track running along the southern boundary of the site.

A public right of way (Mickleton Footpath 10) runs inside the northern boundary before crossing into MK18 and running parallel to the eastern boundary. The eastern boundary also contains a 10m thick strip containing recently planted trees.

The site is surrounded by farmland on all sides, although it is closely related to MK18 and MK13 and would be surrounded by housing development to the south and east should these sites come forward.

Planning history

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

Mickleton has expanded incrementally over the years, particularly in a westwards direction away from the historic core of the village, but it is two relatively recent developments which have brought Mickleton's development boundary to the edge of these sites. These are the 70 dwelling Cotswold Edge development to the south-west of the settlement (ref: 14/03019/REM) and the 90 dwelling Oak Grove development to the north-west of Broad Marston Road (ref: 16/02049/REM).

The sites are located outside the Mickleton development boundary, as defined by the Cotswold District Local Plan 2011-2031. Mickleton's development boundary abuts part of the eastern boundary of MK13 and the southern boundary of MK18.

MK12

The 1840 Ordnance Survey map identifies the site as being a field bound on all sides by a hedgerow. The field boundary was similar to the extent of the current SHELAA site boundary, although the latter now excludes two houses recently completed on Broad Marston Road. The field boundary remained largely unchanged until the 1960s

when a track had been installed along the southern boundary leading to a plant nursery in the south-west corner containing some small agricultural buildings and a greenhouse. The nursery grew and further greenhouses were installed, which in 2000 covered a 40 meter band along nearly the entire southern boundary. An agricultural worker's dwelling was located in the south-east corner. The rest of the site remained as an agricultural field.

The plant nursery subsequently fell out of use and several of the greenhouses were removed by 2006 with the land returned to agriculture. The worker's dwelling became an open market dwelling in 2015 and, in the same year, the two large detached dwellings fronting on Broad Marston Road were granted planning permission.

95.02108 – permitted for 'Retention of shed for sale of market garden produce'

14/05126/FUL – permitted for 'Removal of Condition i) (occupation limited to persons employed in agriculture) of permission CD.5903'

14/04961/OUT – permitted for 'Application for outline planning permission for one dwelling (all matters reserved)'

15/01556/OUT – permitted for 'Outline Planning all matters reserved for one dwelling'

15/04930/REM – permitted for 'Erection of a single dwelling (Reserved Matters application)'

15/04931/REM – permitted for 'Erection of a single dwelling (Reserved Matters application)'

MK13

The 1840 Ordnance Survey identifies that MK13 was once two fields, which were bound by hedgerows. The inner field boundary followed the line of the footpath, which still crosses the site today.

By the 1960s, the northern field remained in agricultural use but the southern field accommodated a large agricultural greenhouse, while the western third of the site had a plant nursery. A large house had also been built towards the centre-west of the site with an access track from Broadway Road. Two further houses had also been built within the nursery complex adjacent to Broadway Road.

By the early 2000s, the northernmost field had been split into two with the northern half being retained as farmland and the southern part becoming part of the plant nursery and accommodated a large greenhouse. A new line of screening had been planted to the north of this greenhouse and a copse of trees was planted in the north-east of the site, which are present today.

Between 2010 and 2021, a series of individual dwellings were permitted to the south of the site on the land now excluded from the SHELAA site boundary. These have introduced a residential frontage to the northern side of Broadway Road at the south-western boundary of MK13.

14/04972/FUL – permitted for 'Erection of a single dwelling and detached garage'

15/02575/FUL – permitted for 'Proposed two bay detached garage'

15/02269/FUL – permitted for 'Proposed replacement of three chimney flues on greenhouse boiler installation with two chimney flues'

15/04549/FUL – permitted for 'Proposed Tea Room ancillary to Nursery'

16/04926/TELEC – prior approval for 'Notification under Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 16 for the erection of a 21m lattice mast, associated antennas, dishes and radio equipment cabinets within a fenced compound'

18/04432/FUL – permitted for 'Erection of a single storey log cabin to provide a barber shop'

MK18

The 1840 Ordnance Survey identifies that MK18 was once two fields, both of which were bound by hedgerows. The western field was segregated from the eastern field by the brook which still flows through the central part of the site today. The eastern field was much larger in size than today's field – the southern part of this field has today become the Cotswold Edge housing development.

By the 1960s, three agricultural glass houses had been built in the eastern field adjacent to Gloucester Lane and Broad Marston Road. By 2000, all but one glasshouse had been removed but a house had been built in extensive grounds adjacent to the remaining glasshouse in the eastern part of the site, adjacent to Broad Marston Road. The house remains today, although the glasshouse has been removed and the remaining parts of the two fields have since been further divided into four smaller plots by post and rail fencing, which are used as horse paddocks.

The site has no other recent relevant planning history

MK20

The boundary of MK20 is much as it was in the 1840 Ordinance Survey, albeit the boundary in the north-west corner previously extended further towards the brook. The site was an agricultural field bound by trees to the north, east and south. The field remained extensively unchanged until around the 1960s, when a house and an agricultural greenhouse were built in the south-west corner with an access track was installed that extended southwards to Broadway Road. By 2000, the field had been divided into four. The south-western field now contains some young tree planting, while the three other fields are pastoral farmland bound internally by post and rail fencing.

10/04454/FUL – permitted for ‘Erection of two storey and single storey extensions, addition of render and erection of detached garage’

11/01061/FUL – permitted for ‘Erection of two storey and single storey extensions, addition of render and erection of detached garage (Amendments to design of garage roof approved under permission 10/04454/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 parcels are not located within the Cotswolds AONB or neighbouring Special Landscape Area (SLA). The AONB abuts parcel MK13 along its southern boundary. The neighbouring Norton Hall SLA is present along the western boundaries of MK13 and MK20. Given the proximity and local context the parcels are considered to be within the setting of the AONB at the foot of Meon Hill.

Parcels MK12, MK18 and MK20 contribute to the rural setting of Mickleton by virtue of their generally undeveloped agricultural character. This is interspersed with low density scattered residential development. Parcel MK13 is more developed with horticultural structures and activity present within the parcel.

Modern residential development has expanded the Mickleton settlement edge west to meet the parcels which were once located in an open largely undeveloped landscape. This recent encroachment has had an effect on the character and context of the parcels and has altered the baseline. Some neighbouring settlement edge features to the south and east of the parcels are more successful than others. The overall effect of the existing settlement edge is of varied vegetative and fencing boundary treatments. Strategic thought should be given to the settlement edge of Mickleton going forward. This is especially important given the parcel’s location within a green buffer between Mickleton and the neighbouring SLA.

Landscape context

National Character Areas 106: Severn and Avon Vales

Landscape Character Type: Unwooded Vale

Landscape Character Area VE1C: Mickleton Vale Fringe

Constraints/Designations

Landscape: Not within the Cotswolds AONB but does abut its boundary on the southern side of parcel MK13. Norton Hall Special Landscape Area is located to the west of the parcels.

Historic: No heritage designations within the parcels or the immediate vicinity. The Mickleton Conservation Area is located a short distance to the east.

Other (floodplain, PROWs): Mickleton Footpath 12 is present within parcel MK13. Mickleton Footpath 10 is present within parcel MK18 and MK20.

Landscape sensitivity:

MK12 evaluation: **Low/Medium**

The parcel’s landscape sensitivity to development is derived from its existing rural context and its location on the edge of the settlement. Although the land use of the parcel is characteristic of the locality, detractors are present within and around the parcel. The neighbouring settlement edge is present to the east and has an influence on the parcel. The presence of the modern residential estate to the east would limit development in the parcel appearing

as ribbon development extending along a minor road into the wider landscape. Two recently built detached dwellings are present within the eastern site boundary and these also have a bearing on the character of the parcel. The boundaries are of varying quality. The removal of the conifer tree belt along the western boundary is considered to be positive. However, new characteristic planting is required. Development of the parcel would provide an opportunity to deliver robust Green Infrastructure features that also soften the transition between the settlement and wider landscape. The parcel should be considered within a wider strategy for the area so as not to provide inappropriate boundary features.

MK13 evaluation: Low/Medium

The parcel's landscape sensitivity to development is derived from its combination of rural and developed character and its location on the edge of the settlement. Over half of the parcel is developed and used as a plant nursery. The north of the parcel has an agricultural character that links it with the wider rural context. The adjacent settlement edge is present to the east and has an influence on the parcel. Due to development and activity within and adjacent to the parcel residential development is unlikely to appear as an incongruent addition to the local landscape. The boundaries are considered to be relatively weak. Development of the parcel would provide an opportunity to deliver robust Green Infrastructure features that also soften the transition between the settlement and wider landscape. The footpath that crosses the parcel would need to be accommodated within any proposal and could represent an attractive feature that promotes activity and connectivity with the wider landscape. The parcel should be considered within a wider strategy for the area so as not to provide inappropriate boundary features.

MK18 evaluation: Low/Medium

The landscape sensitivity to development of this parcel is derived from its existing character. Land use within the parcel is divided between agricultural and residential use. Two of the boundaries are entirely enclosed by residential development (south and east) while one boundary has some residential influences also present (north). This surrounding context encloses the eastern half of the parcel and gives it a remnant feel. The west of the parcel is more open and recognisable as part of the wider agricultural landscape. The boundaries are considered to be relatively weak. Development of the parcel would provide an opportunity to deliver robust Green Infrastructure features that also soften the transition between the settlement and wider landscape. The parcel should be considered within a wider strategy for the area so as not to provide inappropriate boundary features.

MK20 evaluation: High/Medium

This parcel is characterised as a combination of agricultural and residential land. One detached dwelling is located within the south west of the parcel. Domestic curtilage is then present around the dwelling to the north and east. The parcel is located within a rural landscape and is detached from the settlement of Mickleton and protrudes further into the landscape than the other assessed parcels. There is no surrounding context to justify such a protrusion. The Norton Hall SLA abuts the western boundary and attention would need to be given to its recognised special qualities. A public footpath crosses the north and provides access to footpaths within the wider landscape. Development of the parcel would weaken the rural approach to the settlement given it has no existing settlement context and is characterised as part of the rural landscape. If the parcel were to be considered for residential development then it would need to be as part of a wider strategy for the area. This would need to deliver robust Green Infrastructure features that soften the transition between the settlement and wider landscape. This provision would also need to provide public and biodiversity benefit.

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.

MK12: the field in the northern part of the site is arable farmland which is likely to have lower biodiversity value, although the hedgerows the bound the site are likely to provide habitat for nesting birds and other wildlife. There is also a small brook running along the western and northern boundary and a drainage ditch alongside the eastern boundary, which are likely to have higher biodiversity value.

The Christmas tree plantation in the southern part of the site is also unlikely to have significant biodiversity value. The buildings in the south-west, however, may contain bats. The hedgerow running along the southern boundary is also likely to act as a wildlife corridor.

There is an opportunity to replace the conifer trees along the western boundary with a hedgerow containing native species. One potential area to deliver biodiversity net gain is the corridor along the watercourse where habitat improvements could take place as part of an overall green infrastructure strategy for the area.

MK13: the plant nursery is unlikely to have significant biodiversity value. However, the woodland copse in the central eastern part of the site and the deep hedgerow running along the north-eastern boundary are both identified as Priority Habitat (deciduous woodland). Furthermore, the hedgerow separating Sunnybrook from the plant nursery and the hedgerow running along the northern boundary of the plant nursery are both likely to also have higher biodiversity value. There is also a drainage ditch running along the eastern boundary of the site, which flows northwards through MK18.

MK18: the barns within the site may accommodate some wildlife such as bat roosts, swallow nests, etc. There may be some biodiversity associated with the house and its garden within the east of the site. The grazed pasture may also contain some biodiversity value.

The brook running along the south-western boundary and northwards through the centre of the site is likely to have higher ecological value and will likely be a wildlife corridor. There are also two ponds immediately to the south of the site, which again may have wider ecological implications for this site.

MK20: the pastoral fields within this site are unlikely to have high biodiversity value. However, a brook (Norton Brook) runs 30m to the north-west of the site. The brook is lined with dense deciduous woodland. There is a drainage ditch and a hedge which runs along the northern boundary of MK20, which feeds into the brook. This is likely to be a wildlife corridor.

The garden of the house in the south-west corner of the site may have some biodiversity value, and the biodiversity of the field in the south-west corner is likely to increase when the trees become more established. Similarly, the 10m band of tree planting which runs along the eastern boundary is also likely to increase in biodiversity value as the trees become more established.

Summary: Further specialist survey work is required on each of the sites. Although the fields and the plant nursery appear to have limited ecological value, there are numerous hedgerows and trees, drainage channels, several buildings, and a deciduous woodland copse which are likely to have higher value. Should any or all of these sites be developed, the scheme design must include an overall green infrastructure strategy for the wider site to deliver multiple benefits including biodiversity net gain. There are opportunities to provide linkages within the hedgerow network and reinstate missing hedgerows.

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 sites. However, several of the sites are bound by well-established hedgerows and trees. Many of these hedgerows appear on the 1884 Ordnance survey and are therefore likely to be pre-enclosure hedges and would be considered to be important under the Hedgerows Regulations 1997. The hedgerows should be retained.

MK12: there is an outgrown hedge running along Broad Marston Road, which contains several medium sized Willow, Alder and Hazel trees and a mature Willow tree in the north-east corner. The northern boundary has a hedgerow, which is broken in places and has several semi-mature Willow trees and a mature Willow tree in the north-west corner. The row of tall Conifer trees, which once followed the western boundary, has been felled and apart from a few small Birch trees, this boundary now does not contain any trees. Several mature Conifer trees have been retained in the south-west corner, which screen a glasshouse. The southern boundary has a hedgerow of low-cut Willow trees.

MK13: There is a copse of deciduous woodland in the east of the site and a strip of woodland running along the north-east boundary, both of which are identified as Priority Habitat (deciduous woodland). There is also a strip of deciduous trees running along the southern boundary of the field located in the north of the site.

The southern part of the western boundary comprises a tall Conifer hedge. There are two orchards in the south-west and south-east corners of the site, which are reportedly non-productive. A hedgerow separates the orchard in the south-west corner from the plant nursery, although this is not a pre-enclosure hedgerow.

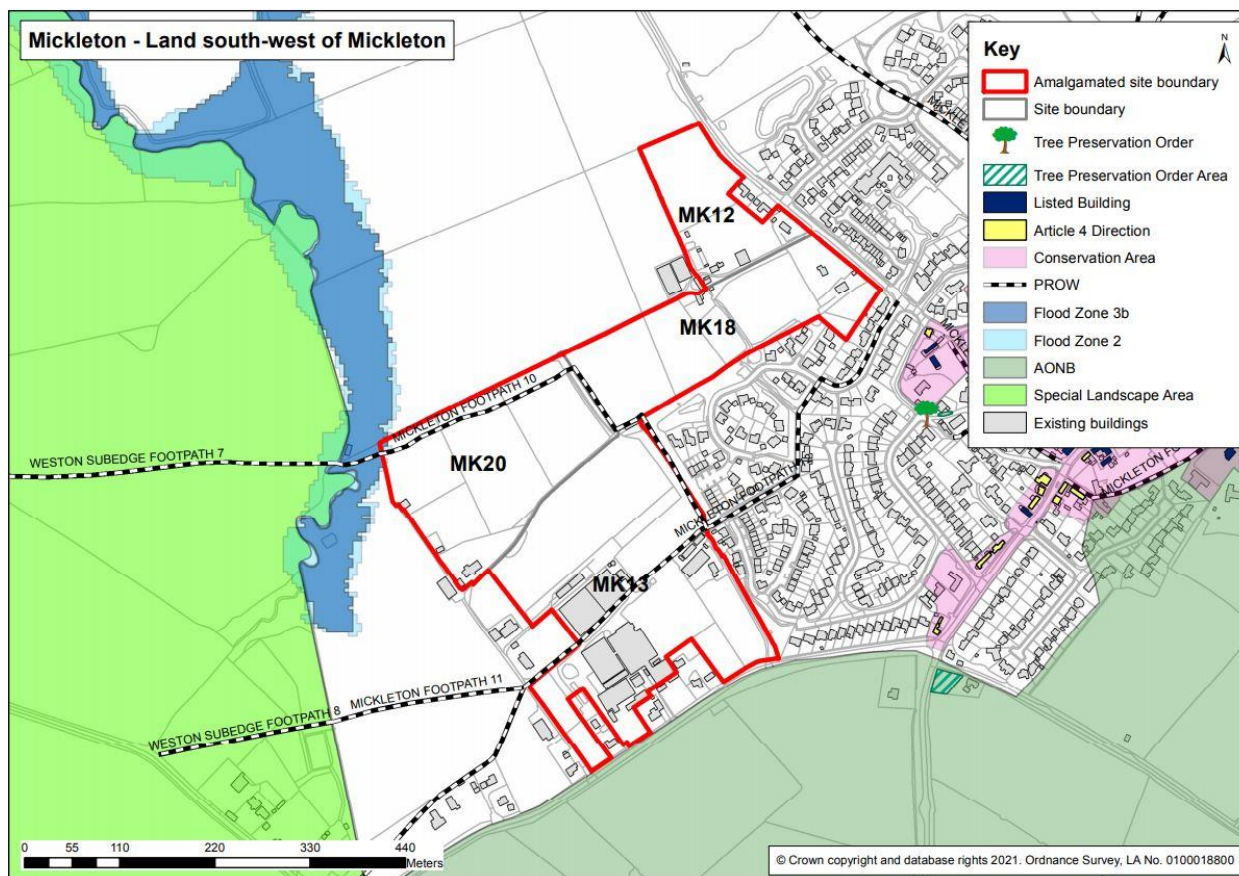
The western part of southern boundary has a hedge, which contains a mixture of Ash, Hazel and a Spruce tree. There are two small ornamental trees at the entrance to the garden centre. The southern and western boundaries of Sunnybrook (located in the south-east of the site) also have an outgrown hedgerow running along their length containing Ash, Willow and Hazel, amongst other species.

MK18: The southern boundary has a hedgerow several mature trees, including a tall Willow tree in the south-west corner and several mature Oak trees. There are several Willow, Birch and Spruce trees of varying sizes along the eastern boundary. There is also a large Birch tree within the garden of Foxwold House and several tall Conifer trees along the southern boundary of this property adjacent to Broad Marston Road. A line of low cut Willow hedge runs along the eastern section of the northern boundary.

MK20: Trees have been planted relatively recently within a 10m strip running alongside the eastern boundary and within a field in the south-west corner of the site. The tree planting includes a mixture of species. The northern boundary contains a section of Hawthorn hedge and a mature Willow tree.

Historic Environment (excluding archaeology)

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



Historic Environment Context/Constraints and Opportunities

Context: The sites have a rural edge of settlement context. They are mostly surrounded by open countryside and modern housing development.

Designated heritage assets: Part of Mickleton is designated as a Conservation Area. This is centred on the historic core of the village and is located approximately 170m to the east of MK13 and 65m to the south east of MK18. None of the sites are visible from the Conservation Area, which is extensively screened by existing late 20th Century housing development. The development of any these sites would therefore be unlikely to have an impact upon the setting of the Conservation Area.

The sites are not visible from any listed buildings, the nearest listed buildings being the Grade II listed Tadpole Cottage and Orchard Cottage located on Chapel Lane, 90m to the south-east of MK18. The development of any of the proposed sites would therefore be unlikely to impact on the setting of a listed building.

Non-Designated heritage assets: None

Heritage at risk issues: None

Opportunities: None identified

Other issues / constraints

- The sites are all located within an area modelled to have higher ground water flood risk (greater than 75% risk) – further investigation would be required.

- Scale of development in relation to the size of Mickleton, particularly in light of other completed housing developments on this side of the village within the plan period.
- The plant nursery / garden centre, café and associated businesses on MK13 are viable businesses. A large part of MK13 is used to store stock for the plant nursery / garden centre. If a large part of MK13 was lost to housing development, it may affect the viability of the business.
- Demolition and clean-up costs, which may impact on viability and the amount of affordable housing that can be provided.
- The developable area of MK13 is constrained by the various different land uses within the site, some of which would be retained. These have created an irregularly shaped site that may be less than optimal to develop.
- The development proposal for MK13 includes 0–1,500sq.m of retail/craft uses as part of the plant nursery. Retail is a main town centre use and should be directed towards town centres. This scale of development would therefore require a retail sequential test and a Retail Impact Assessment before a decision can be made on its suitability.
- Several public rights of way cut through the site and along its boundaries in different places, although these could be incorporated within the design of the site
- Loss of agricultural land – Grade 2 best and most versatile land on MK12 and the eastern part of MK18 (1988 broad brush survey). An agricultural soil quality survey is required.

Summary

The development of any one of these sites would be a significant extension to Mickleton. However, it is logical and sound to consider them collectively, rather than seeing incremental and piecemeal development. In so doing, it will be possible to secure wider benefits and plan infrastructure and green infrastructure more strategically.

MK12: the site was once a single field but it has become fragmented over the years with its subdivision and the introduction of different land uses. Residential development now spans the southern half of the boundary with Broad Marston Road and there is recently completed housing development on the opposite side of Broad Marston Road. The plant nursery on the southern part of the site has fallen out of use.

The site is reasonably well contained by the brook which flows along the western and northern boundaries and dense vegetation along the eastern, northern and western boundaries. The site is flat and appears to be unconstrained in most other respects, albeit there would be a loss of agricultural land.

MK13: even more so than MK12, this site has also gained a fragmented character. The subdivisions and various developments have created a patchwork of land uses which bear little resemblance to the two fields which once resided here. A substantial part of the site has a developed feel already or has been degraded by the storage of materials and waste.

The northern part of the site, which is still an agricultural field, is more sensitive to development than the other parts of the site, namely due to the impact on the wider landscape. The southern part of the site, however, is reasonably well screened and already has residential development along most of the southern and western boundaries.

The most significant constraint appears to be how the site can be developed whilst ensuring the plant nursery / garden centre business can remain viable. If this can be achieved, the development of this site may be a suitable candidate for allocation in the Local Plan.

MK18: The site is used as animal pasture. The western part of MK18 is more sensitive due to the impact of development on the wider landscape. However, the site is assessed to have Low/Medium landscape sensitivity. The site may have potential to provide wider benefits within the Green Infrastructure network if it were developed.

MK20: This site has High/medium landscape sensitivity and is much more sensitive than the other sites owing to the rural character of the site, the impact of development on the wider landscape, and the rural setting of the village on the approach from Mickleton Footpath 10.

Recommendation

MK12, MK13 and MK18 are candidates for further consideration for allocation within the Local Plan. The allocation and masterplanning of these sites together would be more preferential than the sites coming forward individually.

MK20 is unsuitable for housing development.

Indicative capacity

MK12: the proposal for **40 homes** is consistent with the density multiplier assumption of 41 homes.

MK13: the density multiplier assumption indicates a capacity of 121 homes. However, the site is constrained by its shape and because of the proposal to retain and expand the plant nursery. A more cautious estimate of **100 homes** is reasonable.

MK18: the density multiplier assumption indicates a capacity of **63 homes**. Up to 90 homes is likely to be too dense a development for this rural edge of settlement location.

MK20: N/A

With all of the sites, a higher or lower density development may be justified following further analysis of a design proposal.

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 these sites were to be developed:

- The layout of the sites should include an access road which enables the three sites to be linked. No ransom strip should be left between the sites;
- They must include a comprehensive Green Infrastructure strategy to deliver multiple benefits, including some landscape buffer and filtering.

Key actions required

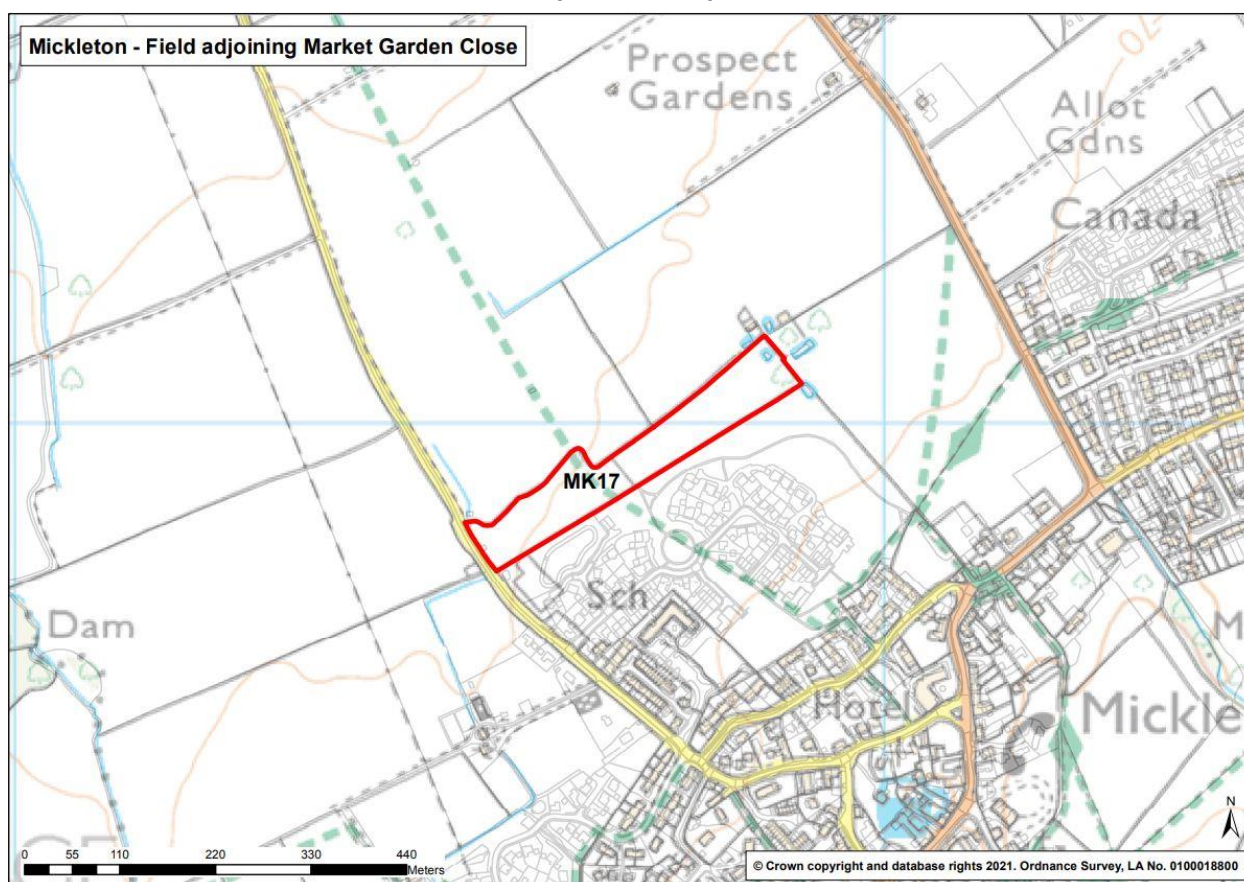
This is not an exhaustive list and is meant only to give landowners an idea of the types of evidence that will be required prior to a site being allocated in the Local Plan

- MK13 - retail sequential test and a Retail Impact Assessment on suitability of up to 1,500sq.m of retail development on the site.

Any of the three sites

- An arboricultural survey is required, as well as tree protection plans for any development proposal.
- A Preliminary Ecological Assessment and any further surveys highlighted that survey, particularly for bats and bird the watercourses which run through and adjacent to the sites.
- An archaeological survey would likely to be required.
- Soil surveys are requested to establish if the sites are best and most versatile agricultural land.

Field north of Market Garden Close (ref: MK17)



Proposal: 50 homes

Assessment date: January 2021

Site area: 2.31ha

Land ownership: Single ownership

Site description

The site comprises a linear shaped field that is currently used for arable farming. It is located to the north of Mickleton and is accessed in the south-west corner from Broad Marston Road. The eastern part of the site is wooded and contains a large pond.

The recently completed 90-dwelling Oak Grange development (ref: 16/02049/REM) is located directly to the south-east. A large swathe of public open space, which forms part of that development and includes SuDS and some tree planting, provides a substantial degree of separation between the site and the built up area. Broad Marston Road forms the south-western boundary with farmland beyond. A brook runs along the north-western and north-eastern boundaries with further farmland beyond.

Planning history

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

Historic mapping shows that this site has remained largely unchanged in shape or use since the 1840 Ordnance Survey. However, adjacent land to the south has recently received the 90-dwelling Oak Grange development, which was completed in 2020 (ref: 16/02049/REM).

Mickleton's Development Boundary, as defined by the Cotswold District Local Plan 2011-2031, now abuts the entire south-eastern boundary of the site. Recent planning activity on the site includes:

18/00286/OUT - Erection of a two storey dwelling (Outline application) in south-western corner of the site. Refused was refused on 18 April 2018

18/00287/OUT - Erection of a two storey dwelling (Outline application) in south-western corner of the site was refused on 18 April 2018

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 comprises an agricultural field with further fields present to the north-west, north-east and south-west. It is bordered to the south-east by residential development (ref: I6/02049/REM). The landscape is relatively flat and undeveloped. The aforementioned residential development has already substantially enlarged the existing settlement in recent years. Whilst the 90 dwelling development has extended the settlement edge, an existing triangular area of woodland/vegetation lying alongside Broad Marston Road to the south-east of this parcel has been retained. The woodland area extends approximately 75m along the eastern side of Broad Marston Road and acts as a green buffer between the parcel and the 90 dwelling development to its south-east. The existing woodland/vegetation therefore provides a defined edge to the 90 dwelling scheme. It provides a buffer between the built settlement and the open agricultural fields to the north. In contrast, the current proposal will introduce built development to the north of the aforementioned woodland. As a consequence, it will result in a very discernible encroachment of development along the lane to the detriment of its rural character and appearance.

In visual terms, the development of this parcel will not relate to the existing settlement in the same manner as the recently completed 90 dwelling scheme. The development proposal would have an urbanising impact on the character and appearance of the area. This would be seen on the rural approach to the settlement along Mickleton Footpath 1. This public footpath approaches the parcel from the north and crosses the parcel to the settlement to the south.

Landscape context

National Character Areas I06: Severn and Avon Vales

Landscape Character Type: Unwooded Vale

Landscape Character Area VE1C: Mickleton Vale Fringe

Constraints/Designations

Landscape: Not within the Cotswolds AONB or a Special Landscape Area.

Historic: No heritage designations within the parcels or the immediate vicinity. The Mickleton Conservation Area is located a short distance to the south-east.

Other (floodplain, PROWs): Mickleton Footpath 1 is present within parcel. Further footpaths are present within the local area.

Landscape sensitivity:

Evaluation: **High/Medium**

Justification: The parcel currently provides a soft edge to the settlement with layers of intervening vegetation filtering views of built form. Development of the parcel would constitute built encroachment into the surrounding agricultural landscape. A public footpath bisects the parcel; development of the parcel would weaken the rural approach to the settlement. Development of the parcel is not considered to be appropriate. Open space and Green Infrastructure provision would be a more suitable use of the parcel and would retain its function as a pleasant transition between the settlement and the wider landscape.

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.

Most of the site is a field used for crop production and is unlikely to have significant biodiversity value, although this would need to be confirmed by the Preliminary Ecological Assessment and any subsequent necessary surveys. The eastern part of the site, however, contains an area of woodland and a substantial pond. This may contain Great Crested Newts, as well as being a habitat for small mammals and nesting birds.

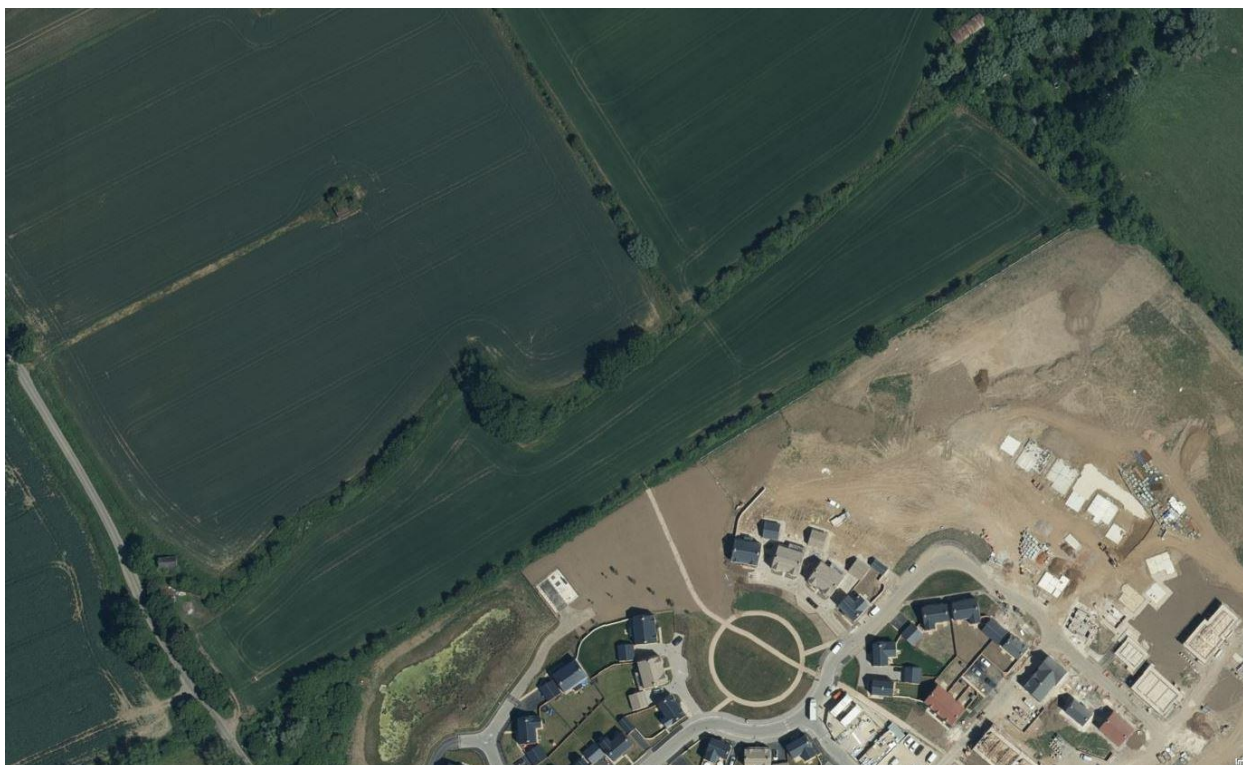
The north-western boundary is flanked by a brook and the south-western boundary is flanked by a drainage ditch. The field is also bound by hedgerows containing various native species and a significant number of trees. These

features are all likely to have high biodiversity value, particularly for their role as wildlife corridors within the wider landscape and habitat for various species.

If this site were developed, the narrow width of the site would be difficult to incorporate these features within a development proposal. For the same reason, it would also be difficult to deliver biodiversity net gain, for example, by providing further tree planting or expanding the wildlife corridors that bound the site with additional planting.

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 hedgerows and trees on all sides. The hedgerows appear on the 1884 Ordnance survey and are therefore likely to be pre-enclosure hedges and would be considered to be important under the Hedgerows Regulations 1997. The hedgerows should be retained.

Historic Environment (excluding archaeology)

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

Context: The site has a rural edge of settlement context and comprises an active agricultural field, overlooked to the south by modern housing development.

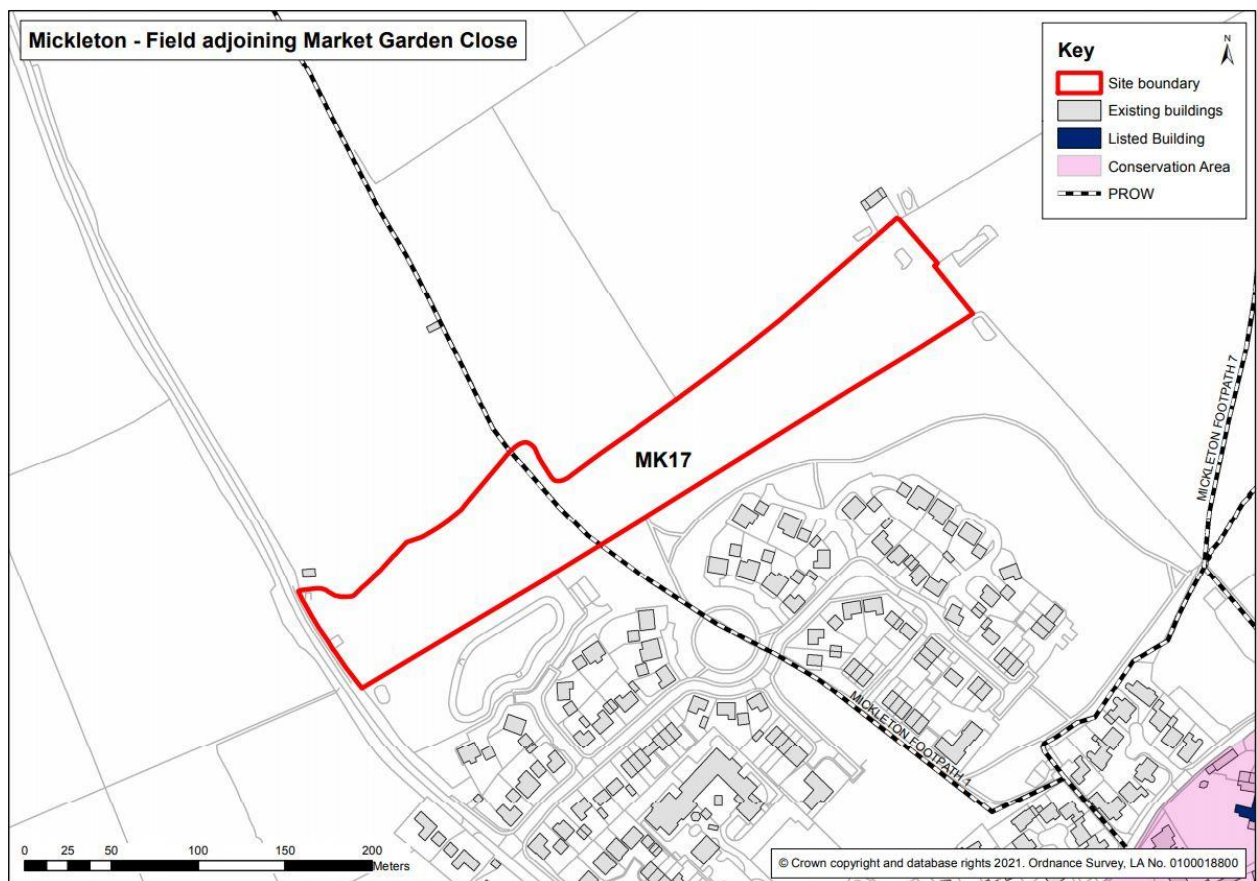
Designated heritage assets: Part of Mickleton is designated as a Conservation Area. However, this is centred on the historic core of the village and is located approximately 340 metres to the south-east. The development of this site would therefore be unlikely to have any impact upon the setting of the Conservation Area.

The closest listed buildings are Grade II The Butchers Arms public house on Chapel Lane and two further Grade II listed dwellings on Chapel Lane. There is also several Grade II listed buildings on High Street. These are also over 300 metres from the site and are screened by housing development. The development of this site is therefore unlikely to be any impact upon the setting of listed buildings.

Non-Designated heritage assets: None observed

Heritage at risk issues: None

Opportunities: None identified



Constraints

- The site is located within an area modelled to have higher ground water flood risk (greater than 75% risk) – further investigation would be required.
- The linear shape of the site makes it difficult to develop with adequate landscaping and green infrastructure provision that would be needed to protect and enhance existing natural features.
- The recently completed 90 dwelling development directly to the south-east includes a substantial landscape buffer. This already provides high quality transition between the countryside and the built up part of Mickleton. The development of this site would go beyond this edge.
- Loss of a agricultural field, which is identified on GIS mapping as being Grade 2 best and most versatile land (1988 broad brush survey). A detailed soil survey would be required.
- Public right of way cuts through site in a north to south direction.
- The current 30mph speed limit may need to be extended further northwards along Aston Road.

Summary

This site is most significantly constrained by its linear shape, which offers limited potential to provide a good landscape buffer and the necessary green infrastructure provision and habitat enhancements, and the fact that the development of this site would extend the line of development further into open countryside to the north-west of the 90 dwelling Oak Grange development. This would urbanise the northern approach into Mickleton and would have a harmful impact on the rural setting of the village. The development of this site would also significantly reduce the value of the high quality landscape buffer that has been created within the Oak Grange development, which achieves a good transition between the countryside and the built up area of Mickleton.

Recommendation

The site is unsuitable for development.