

Assessment of proposed Local Plan site allocations - major development in the Cotswolds National Landscape

July 2026



COTSWOLD
District Council

1. Introduction

- 1.1 National policy requires that the scale and extent of development within National Landscapes (NLs) should be limited. Planning applications for major development within the context of NLs should be refused unless it can be demonstrated that there are exceptional circumstances for the development and that the development is in the public interest. The term Areas of Outstanding Natural Beauty (AONB) is still the term used in the relevant legislation but these areas are now usually called National Landscapes.
- 1.2 This report assesses the following:
- i. Whether proposed Cotswold District Local Plan non-strategic site allocations are considered to be “major development” in the context of the Cotswolds National Landscape (CNL) and
 - ii. Whether there are any “exceptional circumstances” for major development in the CNL and whether any allocation, considered to be major development within the CNL is in the public interest.
- 1.3 The methodology in this report aligns with the “Guidance for major development in the Cotswolds Area of Outstanding Natural Beauty (National Landscape)¹, prepared by Cotswold District Council. This guidance is a draft document, however, it was subject to consultation with key partners and stakeholders in 2023. Their consultation responses are reflected within this report.

2. Policy and guidance

- 2.1 Local Authorities have a duty under s.85(A1) of the Countryside and Rights of Way Act 2000 (as amended by Section 245 of the Levelling-up and Regeneration Act 2023) ⁽²⁾ to “seek to further the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty”. This amendment strengthens the statutory duty placed on relevant authorities to seek to further the purpose of conserving and enhancing the natural beauty of National Landscapes.

¹ <https://siteallocationsmethodology.commonplace.is/en-GB/proposals/document-library/step1>

² [Countryside and Rights of Way Act 2000](#)

2.2 The National Planning Policy Framework³ (NPPF) (2024) requires that:

189. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

190. When considering applications for development within National Parks, the Broads and National Landscapes, permission should be refused for major development⁶⁷ other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;*
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and*
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.*

2.3 Footnote 67 of the NPPF (2024) specifies that:

67. For the purposes of paragraphs 190 and 191, whether a proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.

³ [National Planning Policy Framework \(MHCLG, December 2024\)](#)

2.4 As such, it is not possible or appropriate to apply a blanket definition for what should be treated as major development in NLs. Nevertheless, there are some key factors that help to define if a development is major, as outlined below.

2.5 The NPPF (2024) provides a general definition of major development, which has various applications, such as a threshold for determining whether developer contributions are required towards affordable housing provision. However, this definition is not to be applied to paragraphs 189 and 190 of the NPPF (2024).

Major development: *For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.*

2.6 This definition provides a useful comparison of the scale and nature of development that national policy considers to be major development for all other purposes. A development within the CNL could be considered as major development in the context of the Town and Country Planning (Development Management Procedure) (England) Order, but not considered as major development in the context of NPPF footnote 67. Conversely, a residential development site that is smaller than 10 dwellings or that has a site area that is smaller than 0.5 hectares may be classified as major development for the purposes of NPPF footnote 67 depending on the individual circumstances of the site and its setting. Nonetheless, the Development Management Procedure definition is still a 'relevant consideration' when deciding if a proposal is major development (as are the Environmental Impact Assessment thresholds) but not necessarily a deciding factor.

3. Cotswolds Conservation (Cotswolds National Landscape) Board Position Statement – Landscape-Led Development

- 3.1 The Cotswolds National Landscape Board has published a Position Statement on Landscape-led Development⁴. This provides guidance on how major development should be defined.
- 3.2 Appendix 5 of the Position Statement⁵ includes useful checklists to assess whether a development is “major development” in the CNL in the context of NPPF (2024) paragraphs 189 and 190. It enables the decision maker to answer three key questions:
- What is the nature of the development?
 - What is the scale and extent of the development?
 - Would the development potentially have a significant adverse impact on any of the purposes for which the NL has been designated or any of its special qualities?
- 3.3 This provides clarity to plan-makers, applicants and decision makers on whether the proposal is major development or not.
- 3.4 The checklists prepared by the Cotswold National Landscape Board, or other relevant checklists, are not intended to provide set or rigid criteria. Instead, they are intended to help guide the decision maker (and other stakeholders) through the process of assessing if a proposed development constitutes major development. It is always important to consider that what constitutes major development will depend on all the circumstances, including and in particular, the local context.
- 3.5 The CNL checklists have not been used in full in this assessment but in a summarised form, with more detailed data or commentary being included where appropriate.

⁴ [Cotswolds National Landscape Board Position Statement: Landscape-Led Development \(Cotswolds National Landscape Board, April 2021\)](#)

⁵ [Cotswolds National Landscape Board Position Statement Landscape-Led Development - Appendices](#)

- 3.6 The Council's Cabinet, at its meeting on the 8th May 2025, resolved to '*endorse the recommendation of the report that the Cotswolds National Landscape Management Plan 2025-2030 be used as ... part of the evidence base for the review of the Local Plan [and] part of the evidence base for the preparation and implementation of relevant Council strategies, policies and projects*'.⁶

4. Defining “NL major development” within Cotswold District

- 4.1 The judgement as to whether or not a Local Plan site allocation qualifies as major development, in the context of footnote 67 of the NPPF, partly depends on whether or not the development would have 'the potential' to cause a significant adverse impact on the natural beauty of the CNL by virtue of its nature, scale and / or setting. Potential impacts on the special qualities of the CNL are of particular importance. This does not require (and ought not to include) an in-depth consideration of whether the development will 'in fact' have such an impact. Instead, a prima facie assessment of the potential for such impact, in light of the scale, character or nature of the proposed development is sufficient.
- 4.2 The scoring framework used in this assessment is intended as an aid to professional planning judgement. The presence of one or more red scores, or multiple amber scores, does not automatically indicate that a site constitutes major development in the context of NPPF footnote 67. Each site has been assessed holistically having regard to its nature, scale, setting and the potential for significant adverse effects on the purposes of designation and special qualities of the Cotswolds National Landscape.

The Special Qualities of the Cotswolds National Landscape⁷

The Cotswolds is a rich mosaic of historical, social, economic, cultural, geological, geomorphological²¹ and ecological features. The special qualities of the Cotswolds National Landscape (CNL) are:

⁶ [Minutes of a meeting of Cotswold District Council's Cabinet held on Thursday, 8 May 2025](#)

⁷ [Cotswolds National Landscape Management Plan 2025 – 2030 \(Cotswolds National Landscape Board\)](#)

- The unifying character of the limestone geology – its visible presence in the landscape and use as a building material
- The Cotswold escarpment, including views from and to the National Landscape
- The high wolds – a large open, elevated predominately farmed landscape with commons, 'big' skies and long-distance views
- River valleys, the majority forming the headwaters of the Thames; and an important water resource
- Distinctive dry stone walls
- Flower-rich grasslands including floodplain meadows and neutral grasslands and particularly limestone grasslands
- Ancient broadleaved woodland particularly along the crest of the escarpment
- Variations in the colour of the stone from one part of the National Landscape to another which add a vital element of local distinctiveness
- The tranquillity of the area, away from major sources of inappropriate noise, development, visual clutter and pollution
- Extensive dark sky areas, and
- Distinctive settlements, developed in the Cotswold vernacular with high architectural quality and integrity.

Geomorphology is the physical features of an area, strongly influenced by geology.²¹

4.3 Notwithstanding this, the factors that are listed in NPPF 2024 footnote 67 (i.e. nature, scale, setting, whether it could have a significant adverse impact on the purpose of designation) should be addressed both individually and collectively. So, for example, a proposal could potentially be major development just because of its scale.

5. Assessment of potential allocations within the Cotswold Local Plan – Methodology

- 5.1 All sites allocated in the Cotswold Local Plan that are located within the CNL were assessed to evaluate whether they represented “major development”, in the context of NPPF footnote 67. This was undertaken using the evaluation template at **Appendix 1**. Where relevant, the evaluations were scored red, amber or green. (Some of the lines in the table are simply matters of fact that provide background to use in the evaluation, for example the Landscape Character Type (LCT) of the site – these are shown grey in the final column of the table). If a site achieved at least one red score, it was further evaluated to identify if it is to be considered footnote 67 major development. A site with a high number of amber scores (more than 5 of the categories) was also further evaluated.
- 5.2 In assessing whether a site allocation would constitute major development, it is assumed that the design of the buildings, green infrastructure and other associated infrastructure would be of the highest quality, in line with the Cotswold Design Code and any successor codes and the most recent Development Plan.
- 5.3 The landscape sensitivity scores were taken from landscape assessments undertaken in 2025 and 2026 as part of the HELAA⁸ and site allocation process or, in a few limited cases, as part of formal pre-application advice from the Council to site promoters. These landscape sensitivity scores were based on a full landscape assessment of the sites, including whether any of the special qualities of the CNL or the key features / characteristics of the relevant LCTs represented on or within the locality of the site would be detrimentally impacted to a significant extent by development at the site. Any site scoring a medium/high or high landscape sensitivity was given a red score under this category. Medium landscape sensitivity scored amber and Low landscape sensitivity green.
- 5.4 Sites between 1ha and 5 ha in size were assessed as amber (in line with the CNL guidance) and over 5ha as red. Whilst the 5-hectare threshold is not derived from national policy or CNL guidance and is therefore indicative rather than absolute,

⁸ Cotswold District Housing and Economic Land Availability Assessment (CDC, July 2026)

it provides a reasonable proxy for identifying larger-scale development proposals that may have the potential to result in significant effects on the National Landscape. It is applied alongside a range of other qualitative and site-specific considerations and should not be viewed in isolation.

5.5 Sites which would increase the number of dwellings in the settlement by over 5% were assessed as amber (in line with the CNL guidance) and over 10% as red. 10% is an arbitrary figure and consideration was also given to the context of the site in determining whether the site should be given a red score under this category. Whilst the 10% threshold is not derived from national policy or CNL guidance and is therefore indicative rather than absolute, it provides a reasonable proxy for identifying development proposals that may have the potential to result in significant effects on the National Landscape. It is applied alongside a range of other qualitative and site-specific considerations and should not be viewed in isolation.

5.6 The following sites were assessed using the matrix at **Appendix 1**.

Settlement	Site name	HELAA Site reference number ⁹
CIRENCESTER AND VILLAGES STRATEGY AREA		
Cirencester	Land adjacent to Donside, off Barn Way	C71
SOUTH COTSWOLD STRATEGY AREA		
Andoversford	Land north-west of Templefields	A2
Coln St Aldwyns, Hatherop and Quenington	Glebe Farm Yard	R670
Tetbury	Land adjacent to Blind Lane	T31B
Tetbury	Land north-west of Highfield Cottage	T71A
NORTH COTSWOLD STRATEGY AREA		
Blockley	Former allotments, Station Road	BK11
Blockley	The Limes, Station Road	BK14A
Bourton-on-the-Water	Land off Mallard Crescent	B56

⁹ Cotswold District Housing and Economic Land Availability Assessment (CDC, July 2026)

Chipping Campden	Land south of Station Road and east of Chandlers	CC10A
Chipping Campden	Land north-west of Aston Road	CC66B
Chipping Campden	Land north-east of Aston Road	CC68
Moreton-in-Marsh	Land west of Aldi	M28B
Moreton-in-Marsh	Land south of North Cotswold Hospital	M74A
Stow-on-the-Wold	Land adjacent Griffin Court / Playing Field (Part 2)	S14B
Stow-on-the-Wold	Land adjoining Tall Trees, Oddington	S55B
Stow-on-the-Wold	The Hollies Lower Swell Road	S68
Upper Rissington	Upper Rissington Business Park	UR1A

5.7 The results of the assessments can be found at **Appendix 2**.

6. Sites identified as NPPF footnote 67 “major development”

6.1 The following site was identified as constituting major development in the CNL, in line with the guidance in footnote 67 of the NPPF

- **CC68 Land north-east of Aston Road, Chipping Campden**

7. Justification for inclusion of any NPPF footnote 67 “major development” sites within the Local Plan

7.1 Development at Site CC68 is likely to result in “significant adverse impact on any of the purposes for which the NL has been designated or any of its special qualities” and has therefore been considered under footnote 67 of the NPPF. The key question in considering allocation is whether the proposed allocation constitutes “exceptional circumstances”, and whether it can “be demonstrated that the development is in the public interest”.

7.2 The Site Development Template for the site directs development such that landscape impacts are minimised through careful siting of built development, inclusion of robust green infrastructure and other measures.

7.3 The Site Development Template requires the development to deliver a new access road to the school with a car park for the school, which is a long-term aspiration of the town and the school. This would release the existing school car park to be used as parking for visitors to the town, relieving existing parking pressures within the town and improving the town centre environment and visitor experience. The Site Development Template also requires the provision of a new GP surgery and a play area. The provision of a new GP surgery is of high importance for the local community, especially with a growing and ageing population. The inclusion of these benefits, in particular the GP surgery, is considered to be “exceptional circumstances” and demonstrate that the development is in the “public interest”. Without the new school access road, car parking, and the GP surgery the development would fail to meet the tests in

paragraph 190 of the NPPF and the site would therefore not be suitable for allocation within the Local Plan.

- 7.4 In considering whether exceptional circumstances exist, regard has been had to the absence of other suitable and deliverable opportunities within Chipping Campden capable of accommodating the scale of development required whilst also delivering the associated infrastructure benefits. The site provides an opportunity to address identified healthcare capacity issues, improve school access and parking provision, and support the long-term sustainability of the settlement. These benefits are considered collectively, rather than individually, in determining that exceptional circumstances exist and that allocation of the site is in the public interest.

Appendix 1: Detailed site assessment template

General Information	Name of Site		
	Reference number of site		
	SITE MAP		
	Proposed development		
Theme	Query	Comments	NPPF footnote 67 “major development” score (red/amber/green)
Consideration of major development in other contexts	Environmental Impact Assessments - Would development of this type and scale require exceed ‘applicable thresholds and criteria’ applicable for Schedule 2 development in areas which are not ‘sensitive areas’? If so, would this be significantly? ¹⁰	As per the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)	

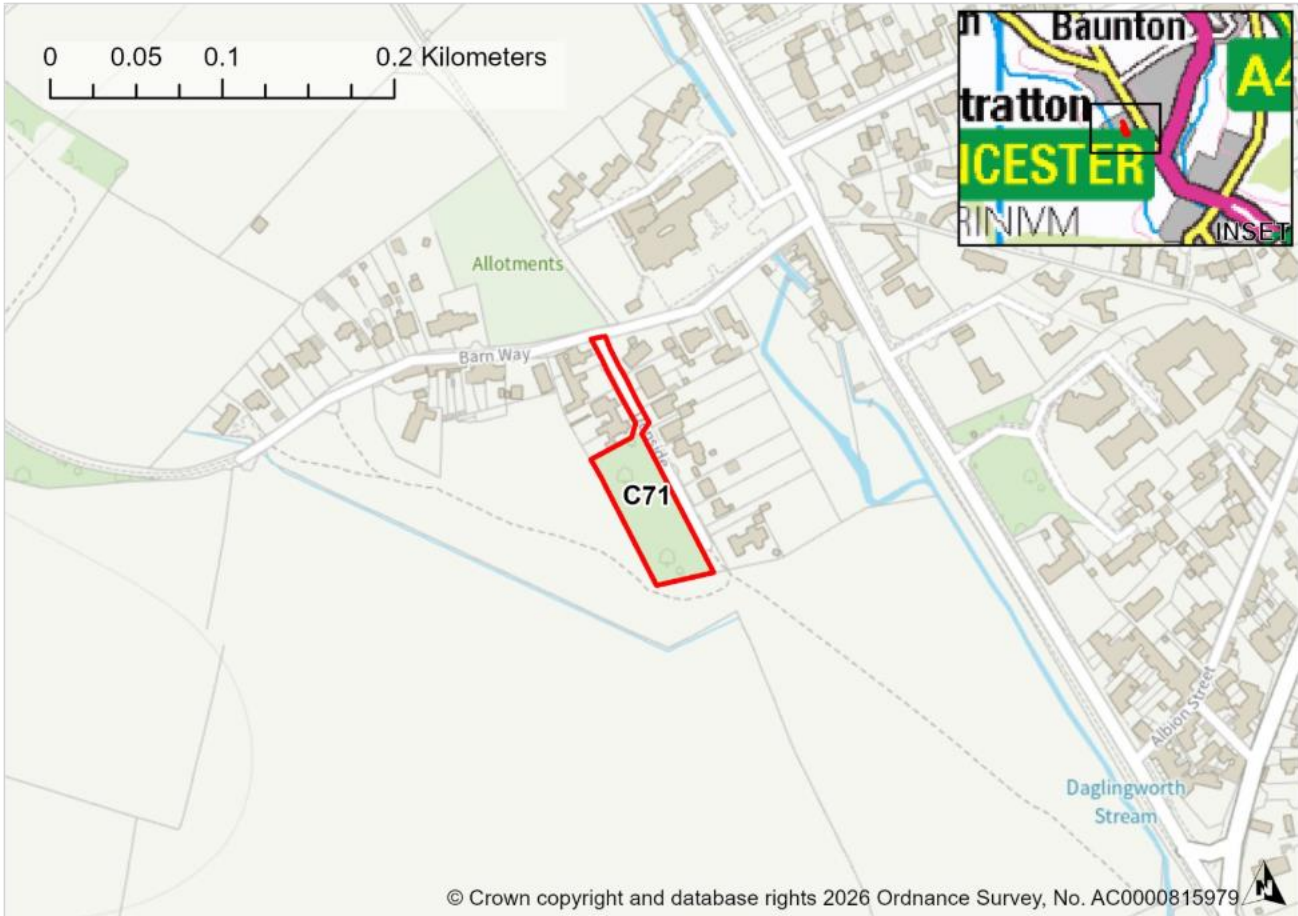
¹⁰ All sites assessed lie within a “sensitive area” as defined in regulation 2(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended). Accordingly, any residential development coming forward on those would constitute Schedule 2 development and should therefore be subject to screening. However, this does not mean that EIA is automatically required; such development may be screened out where it is not likely to give rise to significant effects on the environment.

	Would development of this type and scale represent “major development” in the context of Town and Country Planning (Development Management Procedure) (England) Order? ¹¹	As per The Town and Country Planning (Development Management Procedure) (England) Order 2015	
Landscape sensitivity	Landscape character type.	This is a character designation, rather than a direct measure of sensitivity and as such is not given a rating	
	Landscape Sensitivity Evaluation (2026) (undertaken as part of the Local Plan site allocation process)	Sites were identified as having Low, Medium, Medium-High, or High sensitivities and have been rated accordingly	
Tranquillity and remoteness	Is the site in a location that is currently considered to be “remote” and would it impact on tranquillity?	This category considers how the site relates to existing settlements. Sites detached from any settlement scored red; those adjoining a settlement amber and those within a settlement green.	
	Proximity and impacts on important Public Rights of Way (PROWs) and views	Is it close to / visible from a PROW? Are these Promoted Ways? Are there prominent views to or from the site?	

¹¹ <https://www.legislation.gov.uk/uksi/2015/595/article/2>

Scale and proportionality	Size of proposed allocation	Sites were scored according to their size (see para 4.4)	
	How large is the proposed scale of the allocation in comparison to the existing settlement?	Sites were scored according to their scale (see para 4.5)	
	How large is the proposed scale of the allocation and other allocations/permitted developments in comparison to the existing settlement?	Other permitted development or allocations nearby can have a cumulative effect which may result in the combined developments having a greater landscape impact.	
Other issues	Is the site located near/includes within it priority habitat; sites designated for nature etc.?	Is development likely to adversely affect biodiversity	
	Is the site located near/includes within it designated or non-designated heritage assets?	Is development likely to detrimentally impact heritage assets or their settings?	
Requirement for further consideration as footnote 67 major development			

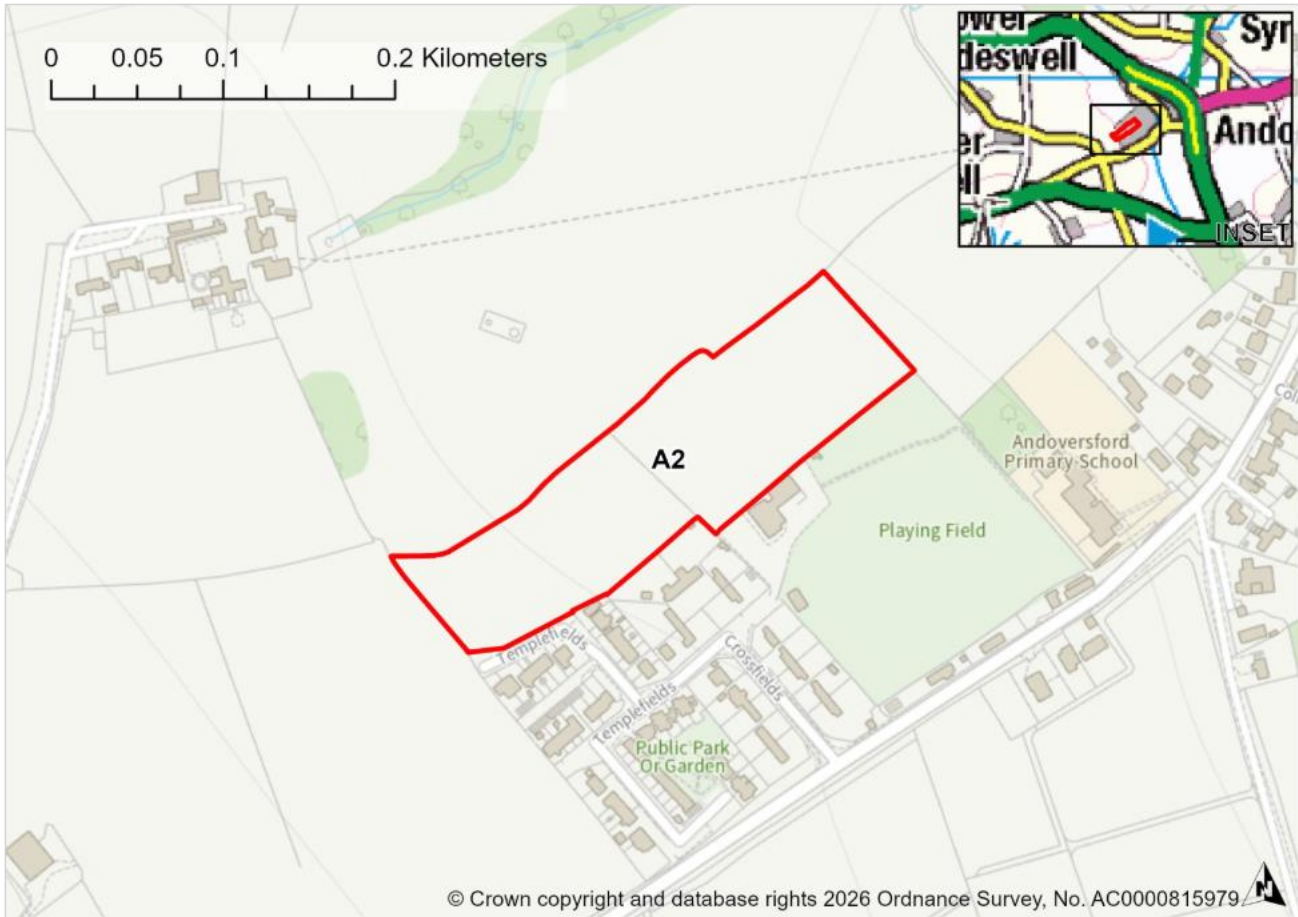
Appendix 2: Detailed site assessments

General Information	Name of Site	Land adjacent to Donside, off Barn Way, Cirencester
	Reference number of site	C71
	 © Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979	

	Proposed development	Residential (around 10 homes)	
Theme	Query	Comments	NPPF footnote 67 “major development” score (red/amber/green)
Consideration of major development in other contexts	Would development of this type and scale require exceed ‘applicable thresholds and criteria’ applicable for Schedule 2 development in areas which are not ‘sensitive areas’? If so, would this be significantly?	No	
	Would development of this type and scale represent “major development” in the context of Town and Country Planning (Development Management Procedure) (England) Orders	No	
Landscape sensitivity	Landscape character type.	Dip Slope Lowland	
	Landscape Sensitivity Evaluation (2026) (undertaken	MEDIUM SENSITIVITY	

	as part of the Local Plan site allocation process)		
Tranquillity and remoteness	Is the site in a location that is currently considered to be "remote" and would it impact on tranquillity?	Adjacent to existing housing to north and east	
	Proximity and impacts on important PROW and views	PROW adjacent along Donside Relatively enclosed with limited views	
Scale and proportionality	Size of proposed allocation	0.3 ha	
	How large is the proposed scale of the allocation in comparison to the existing settlement?	Less than 1% increase in the number of dwellings	
	How large is the proposed scale of the allocation and other allocations/permitted developments in comparison to the existing settlement?	No other developments proposed nearby	
Other issues	Is the site located near/includes within it priority habitat; sites designated for nature etc	None	

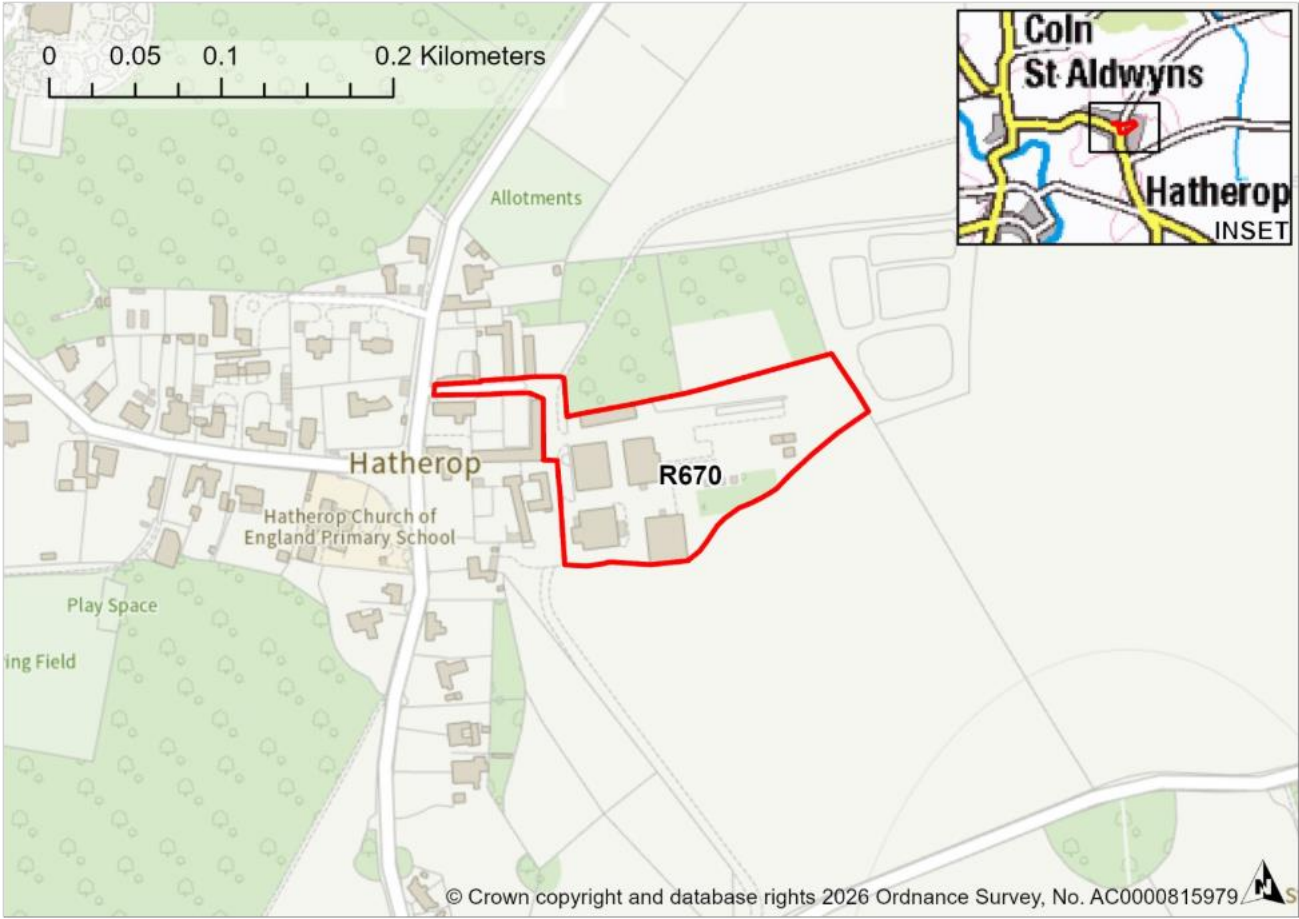
	Is the site located near/includes within it designated or non-designated heritage assets?	None	
Requirement for further consideration as footnote 67 major development	Not required		

General Information	Name of Site	Land north-west of Templefields, Andoversford
	Reference number of site	A2
	 The map shows a site labeled 'A2' outlined in red. It is located north-west of Templefields, Andoversford. The map includes a scale bar (0 to 0.2 Kilometers) and an inset map showing the location relative to Andoversford and Templefields. Key features include a 'Playing Field', 'Public Park Or Garden', and 'Andoversford Primary School'. The map is credited to Ordnance Survey, No. AC0000815979.	

	Proposed development	Residential (around 52 homes)	
Theme	Query	Comments	NPPF footnote 67 “major development” score (red/amber/green)
Consideration of major development in other contexts	Would development of this type and scale require exceed ‘applicable thresholds and criteria’ applicable for Schedule 2 development in areas which are not ‘sensitive areas’? If so, would this be significantly?	No	
	Would development of this type and scale represent “major development” in the context of Town and Country Planning (Development Management Procedure) (England) Orders	Yes	
Landscape sensitivity	Landscape character type.	High wold 7C	
	Landscape Sensitivity Evaluation (2026) (undertaken as part of the Local Plan site allocation process)	MEDIUM SENSITIVITY	

Tranquillity and remoteness	Is the site in a location that is currently considered to be "remote" and would it impact on tranquillity?	Adjacent to modern housing, village hall and playing fields on the edge of the settlement. .	
	Proximity and impacts on important PROW and views	PROW adjacent to north-east boundary of the site. Views to and from PROW to the north and east. Views from the south and west from playing fields and modern housing estate	
Scale and proportionality	Size of proposed allocation	2.3 ha	
	How large is the proposed scale of the allocation in comparison to the existing settlement?	17% increase in the number of dwellings	
	How large is the proposed scale of the allocation and other allocations/permitted developments in comparison to the existing settlement?	No other developments of scale proposed within the settlement	
Other issues	Is the site located near/includes within it priority habitat; sites designated for nature etc	None	

	Is the site located near/includes within it designated or non-designated heritage assets?	Setting of Listed buildings	
Requirement for further consideration as footnote 67 major development	One red and five amber scores. This site scored red in terms of the overall increase in the number of dwellings within Andoversford. However, the site is located adjacent to a modern housing estate and in that context will not appear to significantly increase the size of the settlement. Additionally, although the site has some susceptibility to change through housing development, it is moderately enclosed. There is also an opportunity to provide a more positive edge to the settlement than the existing housing. The listed buildings are at some distance from the site and their settings can be protected through appropriate landscape provision and design. This allocation is therefore not considered to be footnote 67 major development.		

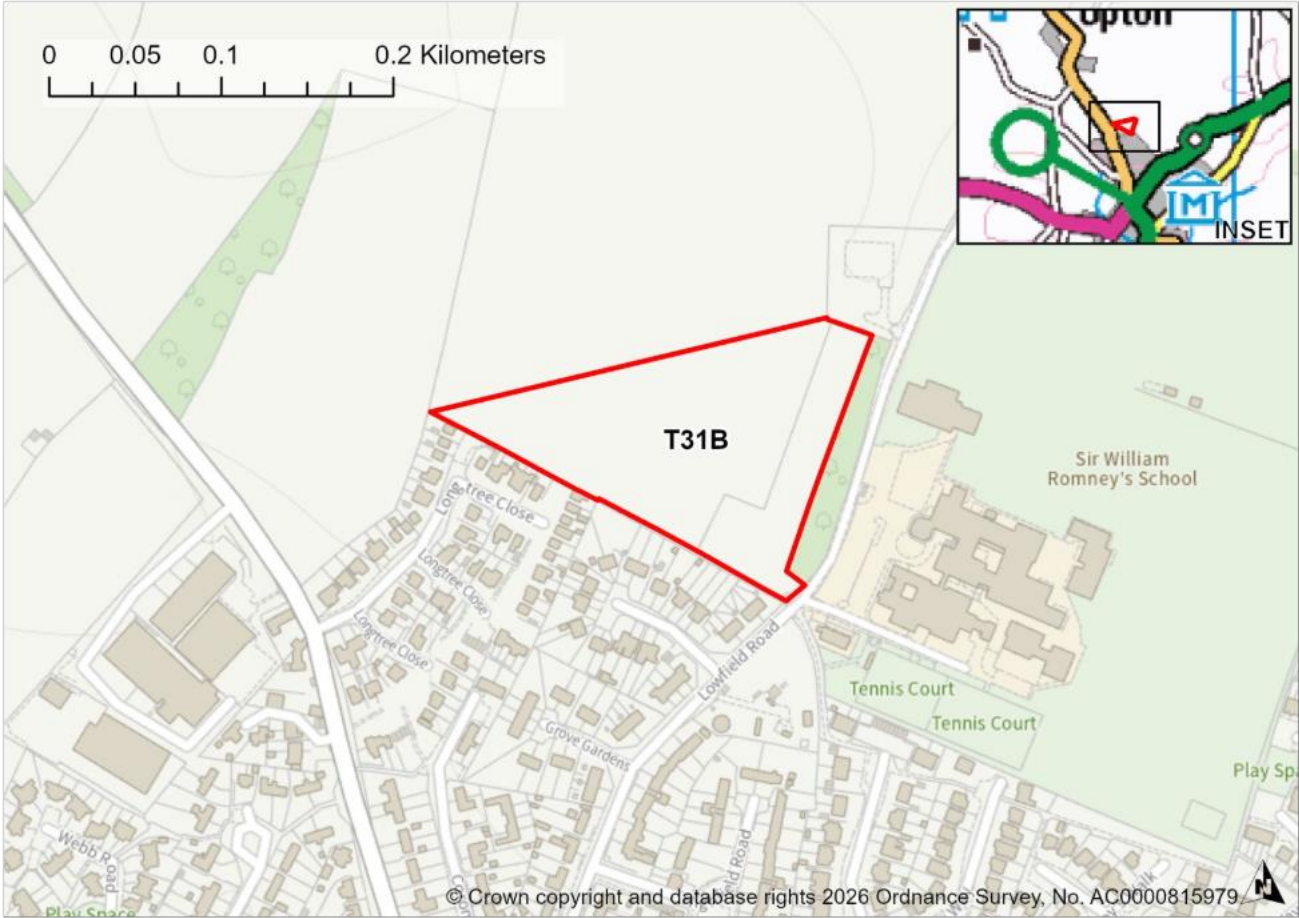
General Information	Name of Site	Glebe Farm Yard, Hatherop (Coln St Aldwyns, Hatherop and Quenington)
	Reference number of site	R670
	 The map displays the village of Hatherop with a red outline highlighting the site R670, which is Glebe Farm Yard. To the west of the site is Hatherop Church of England Primary School and a play space. To the north are allotments. An inset map in the top right corner shows the location of the site within the parishes of Coln St Aldwyns and Hatherop. A scale bar at the top left indicates distances up to 0.2 kilometers. The map is credited to Ordnance Survey, 2026.	

	Proposed development	Residential (around 12 homes)	
Theme	Query	Comments	NPPF footnote 67 "major development" score (red/amber/green)
Consideration of major development in other contexts	Environmental Impact Assessments - Would development of this type and scale require exceed 'applicable thresholds and criteria' applicable for Schedule 2 development in areas which are not 'sensitive areas'? If so, would this be significantly?	No	
	Would development of this type and scale represent "major development" in the context of Town and Country Planning (Development Management Procedure) (England) Orders	Yes	
Landscape sensitivity	Landscape character type.	Dip-Slope Lowland	

	Landscape Sensitivity Evaluation (2026) (undertaken as part of the Local Plan site allocation process)	MEDIUM TO MEDIUM-HIGH SENSITIVITY	
Tranquillity and remoteness	Is the site in a location that is currently considered to be "remote" and would it impact on tranquillity?	The western part of the site is currently developed and located on the edge of the village, this section is therefore viewed as less remote and tranquil. The projecting eastern side is more sensitive, with a greater remoteness and tranquillity from the village.	
	Proximity and impacts on important PROW and views	No PROW cross or adjoin the site	
Scale and proportionality	Size of proposed allocation	1.4ha	
	How large is the proposed scale of the allocation in comparison to the existing settlement?	25% increase in the number of dwellings	
	How large is the proposed scale of the allocation and other allocations/permitted developments in comparison to the existing settlement?	No other developments of scale proposed within the settlement	

Other issues	Is the site located near/includes within it priority habitat; sites designated for nature etc	Adjacent priority habitat	
	Is the site located near/includes within it designated or non-designated heritage assets?	Partly within CA. In setting of Listed Buildings	
Requirement for further consideration as footnote 67 major development	Two red scores and 5 amber scores. This site scored red in terms of the overall increase in the number of dwellings within the village and for landscape sensitivity. The landscape sensitivity reports highlight that the site becomes less sensitive towards the western part of the site, which is already developed in part (modern and more traditional agricultural buildings). Any new development will be limited, through the Site Development Template to the previously developed area at the western end of the site. This would minimise the impact of the increased number of dwellings or buildings within the village and any impacts on the CNL. It is considered that the impact on the Hatherop CA could be suitably addressed by design, as could the impact on the priority habitat to the north. While the site performs less favourably against a number of the assessment criteria, the factors that contribute to its higher scores are largely localised and capable of being addressed through the form and location of development. In particular, the Site Development Template limits development to the previously developed western part of the site, avoiding the more sensitive eastern areas and reducing potential effects on landscape character, heritage assets and biodiversity interests. Having regard to the nature of the proposal, its limited scale (approximately 12 dwellings), its association with the existing built form of Hatherop, and the ability to mitigate identified impacts through design and landscaping, the site is not considered likely to result in the significant adverse effects on the special		

	qualities or purposes of designation of the Cotswolds National Landscape that would justify it being classified as major development in the context of NPPF footnote 67. This allocation is therefore not considered to be footnote 67 major development.
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General Information	Name of Site	Land adjacent to Blind Lane, Tetbury
	Reference number of site	T31B
	 The map shows a residential area in Tetbury. A red-outlined polygon labeled 'T31B' is situated between 'Longtree Close' and 'Lowfield Road'. To the east of the site is 'Sir William Romney's School', which includes two 'Tennis Courts' and a 'Play Space'. The map includes a scale bar from 0 to 0.2 Kilometers and an inset map showing the location within a larger regional context. A north arrow is located in the bottom right corner. Copyright text at the bottom reads: '© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979'.	

	Proposed development	Residential (around 44 homes)	
Theme	Query	Comments	NPPF footnote 67 "major development" score (red/amber/green)
Consideration of major development in other contexts	Environmental Impact Assessment Would development of this type and scale require exceed 'applicable thresholds and criteria' applicable for Schedule 2 development in areas which are not 'sensitive areas'? If so, would this be significantly?	No	
	Would development of this type and scale represent "major development" in the context of Town and Country Planning (Development Management Procedure) (England) Orders	Yes	
Landscape sensitivity	Landscape character type.	<i>Dip-Slope Lowland</i>	
	Landscape Sensitivity Evaluation (2026) (undertaken as part of the Local Plan site allocation process)	MEDIUM SENSITIVITY	

Tranquillity and remoteness	Is the site in a location that is currently considered to be "remote" and would it impact on tranquillity?	On the edge of the settlement, adjacent to modern housing and school	
	Proximity and impacts on important PROW and views	limited visibility from the PROW on its eastern boundary	
Scale and proportionality	Size of proposed allocation	2.0ha	
	How large is the proposed scale of the allocation in comparison to the existing settlement?	1.3% increase in the number of dwellings	
	How large is the proposed scale of the allocation and other allocations/permitted developments in comparison to the existing settlement?	One other allocation on this side of town, although visually separate. Cumulatively considered not significant.	
Other issues	Is the site located near/includes within it priority habitat; sites designated for nature etc	None	
	Is the site located near/includes within it designated or non-designated heritage assets?	None	
Requirement for further consideration as	5 amber scores		

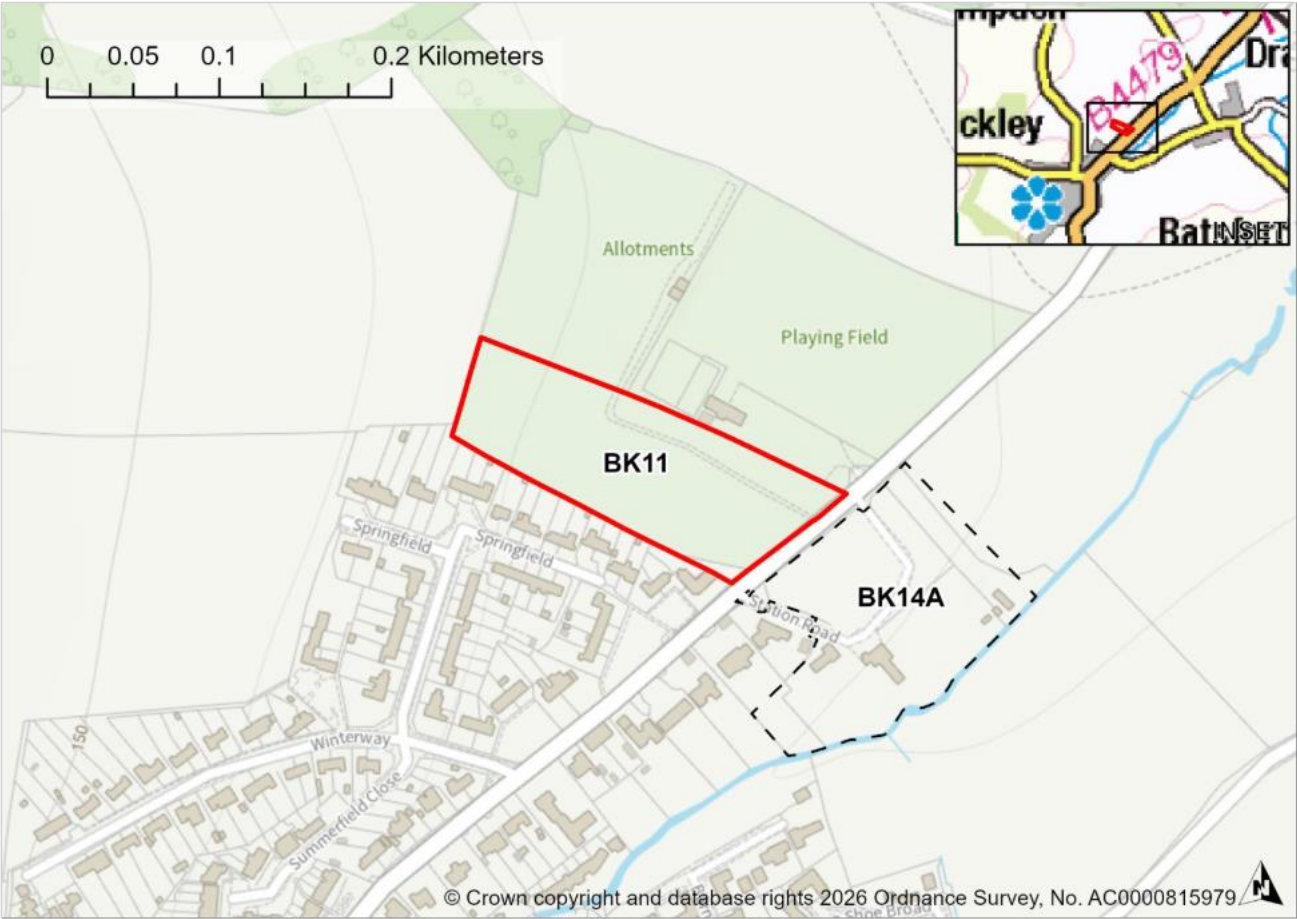
footnote 67 major development	The site is located adjacent to and almost visually enclosed by modern housing and it is also not in a prominent location. Any new development would be carefully designed through the emerging Local Plan site development templates, with a strong landscape framework, to minimise any impacts on the CNL. This allocation is therefore not considered to be footnote 67 major development.
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General Information	Name of Site	Land north-west of Highfield Cottage, Tetbury
	Reference number of site	T71A
	 The map shows a residential area in Tetbury. A red outline marks the site T71A, which is located north-west of Highfield Cottage. The map includes a scale bar (0 to 0.2 Kilometers) and an inset map showing the location relative to Opton. Key features include Sir William Romney's School to the west, an allotments area, and several play spaces. Roads shown include Havenhill Road, Brays Avenue, and De Borge Close. The A433 is visible in the bottom right. The map is credited to Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979.	

	Proposed development	Residential (around 50 homes)	
Theme	Query	Comments	NPPF footnote 67 “major development” score (red/amber/green)
Consideration of major development in other contexts	Environmental Impact Assessment Would development of this type and scale require exceed ‘applicable thresholds and criteria’ applicable for Schedule 2 development in areas which are not ‘sensitive areas’? If so, would this be significantly	No	
	Would development of this type and scale represent “major development” in the context of Town and Country Planning (Development Management Procedure) (England) Orders	Yes	
Landscape sensitivity	Landscape character type.	Dip-Slope Lowland	

	Landscape Sensitivity Evaluation (2026) (undertaken as part of the Local Plan site allocation process)	MEDIUM SENSITIVITY	
Tranquillity and remoteness	Is the site in a location that is currently considered to be "remote" and would it impact on tranquillity?	On edge of settlement alongside new development	
	Proximity and impacts on important PROW and views	Views to and from the nearby PROW are screened by vegetation.	
Scale and proportionality	Size of proposed allocation	2.2ha	
	How large is the proposed scale of the allocation in comparison to the existing settlement?	1.5% increase in the number of dwellings	
	How large is the proposed scale of the allocation and other allocations/permitted developments in comparison to the existing settlement?	Not significant	
Other issues	Is the site located near/includes within it priority habitat; sites designated for nature etc	None	

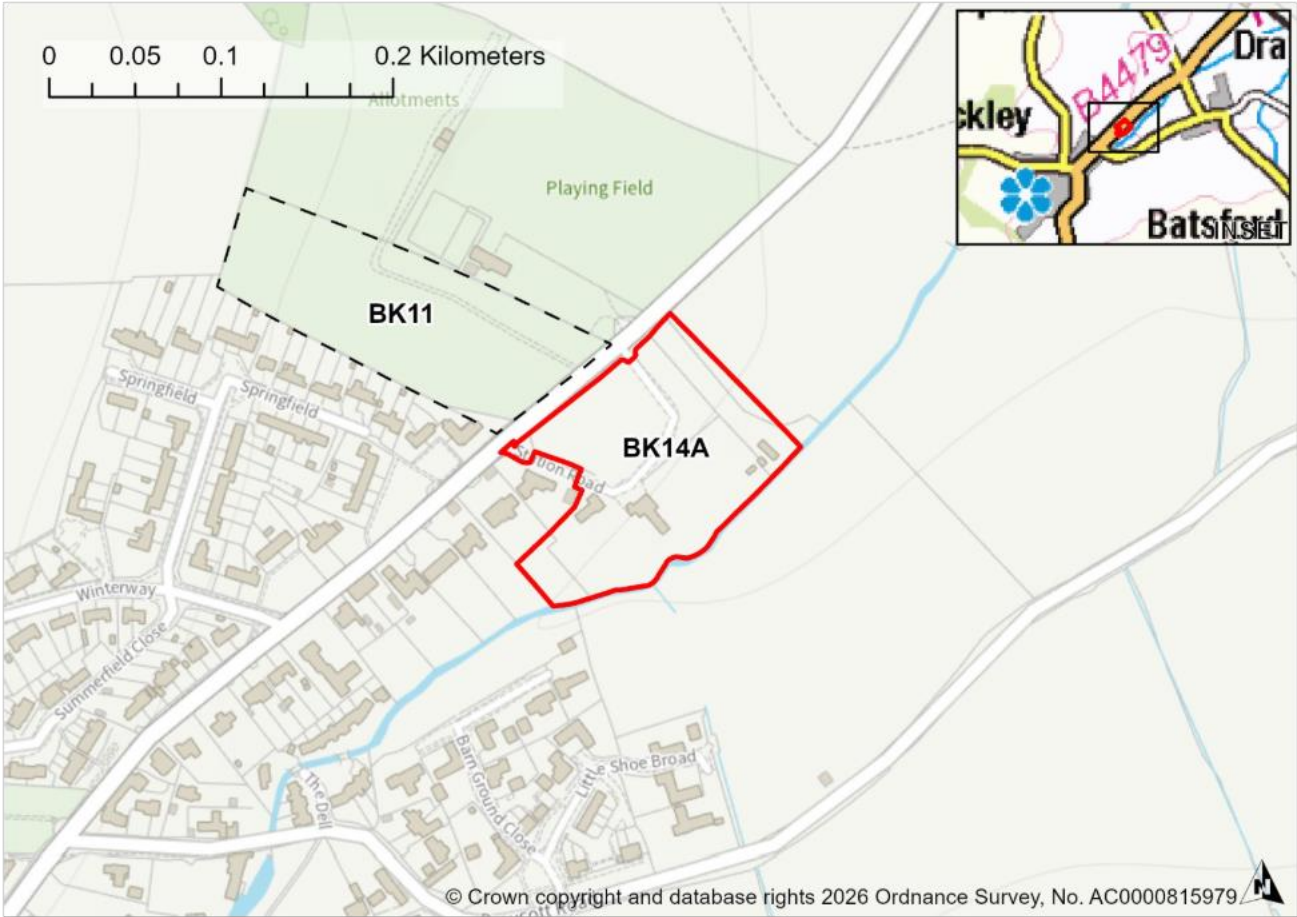
	Is the site located near/includes within it designated or non-designated heritage assets?	Setting of Listed Building	
Requirement for further consideration as footnote 67 major development	6 amber scores. The amber scores include for size and remoteness, however the site is adjacent to a much larger modern development, within which context it will not appear to be over-sized. The Site Development Template requires any new development to be limited and to incorporate a robust green infrastructure framework. This will minimise any impacts on the CNL. This allocation is therefore not considered to be footnote 67 major development.		

General Information	Name of Site	Former allotments, Station Road, Blockley
	Reference number of site	BK11
		

	Proposed development	Residential (around 40 homes)	
Theme	Query	Comments	NPPF footnote 67 “major development” score (red/amber/green)
Consideration of major development in other contexts	Environmental Impact Assessment Would development of this type and scale require exceed ‘applicable thresholds and criteria’ applicable for Schedule 2 development in areas which are not ‘sensitive areas’? If so, would this be significantly?	No	
	Would development of this type and scale represent “major development” in the context of Town and Country Planning (Development Management Procedure) (England) Orders	Yes	
Landscape sensitivity	Landscape character type.	Pastoral lowland vale	

	Landscape Sensitivity Evaluation (2026) (undertaken as part of the Local Plan site allocation process)	HIGH SENSITIVITY	
Tranquillity and remoteness	Is the site in a location that is currently considered to be "remote" and would it impact on tranquillity?	Located on the edge of the settlement, between housing and sports provision	
	Proximity and impacts on important PROW and views	No PROW Open to views from adjacent road and houses.	
Scale and proportionality	Size of proposed allocation	1.5ha	
	How large is the proposed scale of the allocation in comparison to the existing settlement?	6.5% increase in the number of dwellings	
	How large is the proposed scale of the allocation and other allocations/permitted developments in comparison to the existing settlement?	Not significant	
Other issues	Is the site located near/includes within it priority habitat; sites designated for nature etc	None	

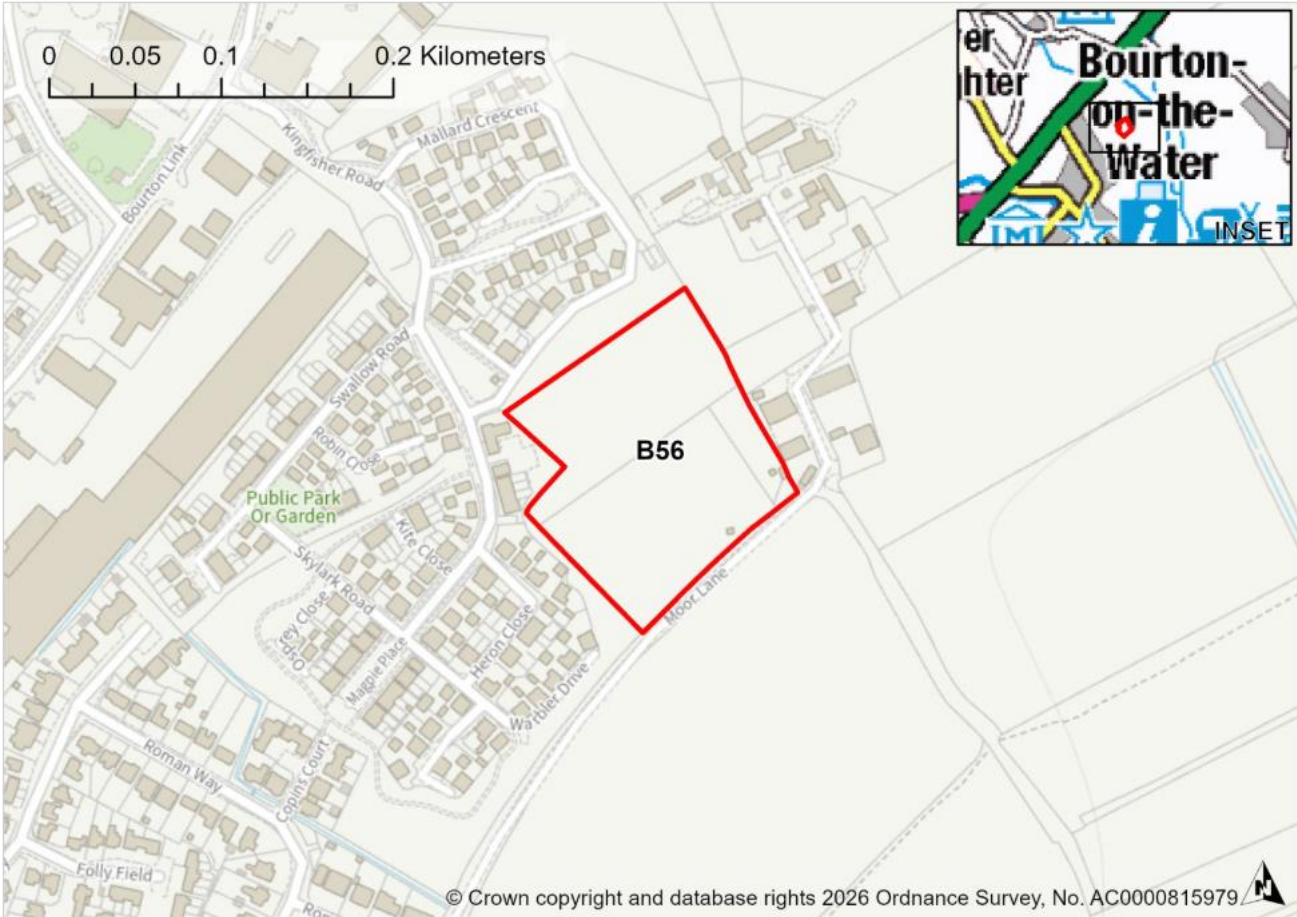
	Is the site located near/includes within it designated or non-designated heritage assets?	None	
Requirement for further consideration as footnote 67 major development	One red score and 4 amber scores. The site scored red in terms of its landscape sensitivity, which was high. The landscape sensitivity report highlights that the site is susceptible to housing development because of its current land use (allotments) which is of major community benefit and its visibility from the B4479 approaches. Replacement allotment provision is being delivered, thereby reducing landscape sensitivity. In addition, the Site Development Template will ensure that any new development is sensitively located and is set within a robust green infrastructure framework. This will minimise any impacts on the CNL, including views from the B4479. The amber scores relate to the size of the proposed development, however in the context of its location between existing housing and sports provision, it will not appear to be over-sized or out of character with the settlement. This allocation is therefore not considered to be footnote 67 major development.		

General Information	Name of Site	The Limes, Station Road, Blockley
	Reference number of site	BK14A
	 The map displays the location of site BK14A, outlined in red, situated on Station Road in Blockley. To the north of the site is a green area labeled 'Playing Field' and 'Allotments'. A dashed line to the west of the field is labeled 'BK11'. The surrounding residential area includes streets such as Springfield, Winterway, Summerfield Close, The Dell, Barn Ground Close, and Little Shoe Broad. A scale bar at the top left indicates distances from 0 to 0.2 Kilometers. An inset map in the top right corner shows the location of Blockley relative to Batsford and Dringworth, with the A4479 road highlighted. A north arrow is located in the bottom right corner of the map area. © Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979	

	Proposed development	Residential (around 8 homes)	
Theme	Query	Comments	NPPF footnote 67 “major development” score (red/amber/green)
Consideration of major development in other contexts	Environmental Impact Assessment Would development of this type and scale require exceed ‘applicable thresholds and criteria’ applicable for Schedule 2 development in areas which are not ‘sensitive areas’? If so, would this be significantly?	No	
	Would development of this type and scale represent “major development” in the context of Town and Country Planning (Development Management Procedure) (England) Orders	Yes	
Landscape sensitivity	Landscape character type.	Pastoral Lowland Vale	
	Landscape Sensitivity Evaluation (2026) (undertaken as part of the Local Plan site allocation process)	LOW SENSITIVITY	

Tranquillity and remoteness	Is the site in a location that is currently considered to be "remote" and would it impact on tranquillity?	On the edge of the settlement with some development already present on site	
	Proximity and impacts on important PROW and views	No PROW Limited visibility	
Scale and proportionality	Size of proposed allocation	1.5ha	
	How large is the proposed scale of the allocation in comparison to the existing settlement?	1.6% increase in the number of dwellings	
	How large is the proposed scale of the allocation and other allocations/permitted developments in comparison to the existing settlement?	Not significant	
Other issues	Is the site located near/includes within it priority habitat; sites designated for nature etc	None	
	Is the site located near/includes within it designated or non-designated heritage assets?	NDHA on site	
Requirement for further consideration as	Not required		

footnote 67 major development	
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General Information	Name of Site	Land off Mallard Crescent, Bourton-on-the-Water
	Reference number of site	B56
		

	Proposed development	Residential (around 53 homes)	
Theme	Query	Comments	NPPF footnote 67 “major development” score (red/amber/green)
Consideration of major development in other contexts	Environmental Impact Assessment Would development of this type and scale require exceed ‘applicable thresholds and criteria’ applicable for Schedule 2 development in areas which are not ‘sensitive areas’? If so, would this be significantly?	No	
	Would development of this type and scale represent “major development” in the context of Town and Country Planning (Development Management Procedure) (England) Orders	Yes	
Landscape sensitivity	Landscape character type.	Pastoral Lowland Vale	
	Landscape Sensitivity Evaluation (2026) (undertaken as part of the Local Plan site allocation process)	LOW SENSITIVITY	

Tranquillity and remoteness	Is the site in a location that is currently considered to be "remote" and would it impact on tranquillity?	Enclosed on three sides by modern housing and other development	
	Proximity and impacts on important PROW and views	No PROW within the site; one adjacent (Oxfordshire Way) No key views	
Scale and proportionality	Size of proposed allocation	1.8ha	
	How large is the proposed scale of the allocation in comparison to the existing settlement?	Approx. 3% increase in number of dwellings	
	How large is the proposed scale of the allocation and other allocations/permitted developments in comparison to the existing settlement?	Only site allocated within village	
Other issues	Is the site located near/includes within it priority habitat; sites designated for nature etc	Adjacent priority habitat. Relatively close to SSSI and local site (nature conservation) and GWT nature reserve	

	Is the site located near/includes within it designated or non-designated heritage assets?	Relatively close to SAM	
Requirement for further consideration as footnote 67 major development	5 amber scores. Two amber scores relate to the proximity of the site to important biodiversity and archaeological sites. These are highlighted in the Site Development Template, which includes measures to reduce any potential impacts. The other amber scores relate to the size and location of the site on the edge of the settlement; however, the site is surrounded on 3 sides by existing modern development, reducing the impacts of any new development on the CNL This allocation is therefore not considered to be footnote 67 major development.		

General Information	Name of Site	Land south of Station Road and east of Chandlers, Chipping Campden
	Reference number of site	CC10A
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	Proposed development	Residential (around 8 homes)	
Theme	Query	Comments	NPPF footnote 67 “major development” score (red/amber/green)
Consideration of major development in other contexts	Environmental Impact Assessment Would development of this type and scale require exceed ‘applicable thresholds and criteria’ applicable for Schedule 2 development in areas which are not ‘sensitive areas’? If so, would this be significantly?	No	
	Would development of this type and scale represent “major development” in the context of Town and Country Planning (Development Management Procedure) (England) Orders	No	
Landscape sensitivity	Landscape character type.	Pastoral Lowland Vale	
	Landscape Sensitivity Evaluation (2026) (undertaken as part of the Local Plan site allocation process)	MEDIUM-LOW SENSITIVITY	

Tranquillity and remoteness	Is the site in a location that is currently considered to be "remote" and would it impact on tranquillity?	Adjoins residential development to the west and north-west	
	Proximity and impacts on important PROW and views	No PROW close to the site	
Scale and proportionality	Size of proposed allocation	0.7ha	
	How large is the proposed scale of the allocation in comparison to the existing settlement?	Less than 1% increase in the number of dwellings	
	How large is the proposed scale of the allocation and other allocations/permitted developments in comparison to the existing settlement?	Not significant	
Other issues	Is the site located near/includes within it priority habitat; sites designated for nature etc	None	
	Is the site located near/includes within it designated or non-designated heritage assets?	None	
Requirement for further consideration as	Not required		

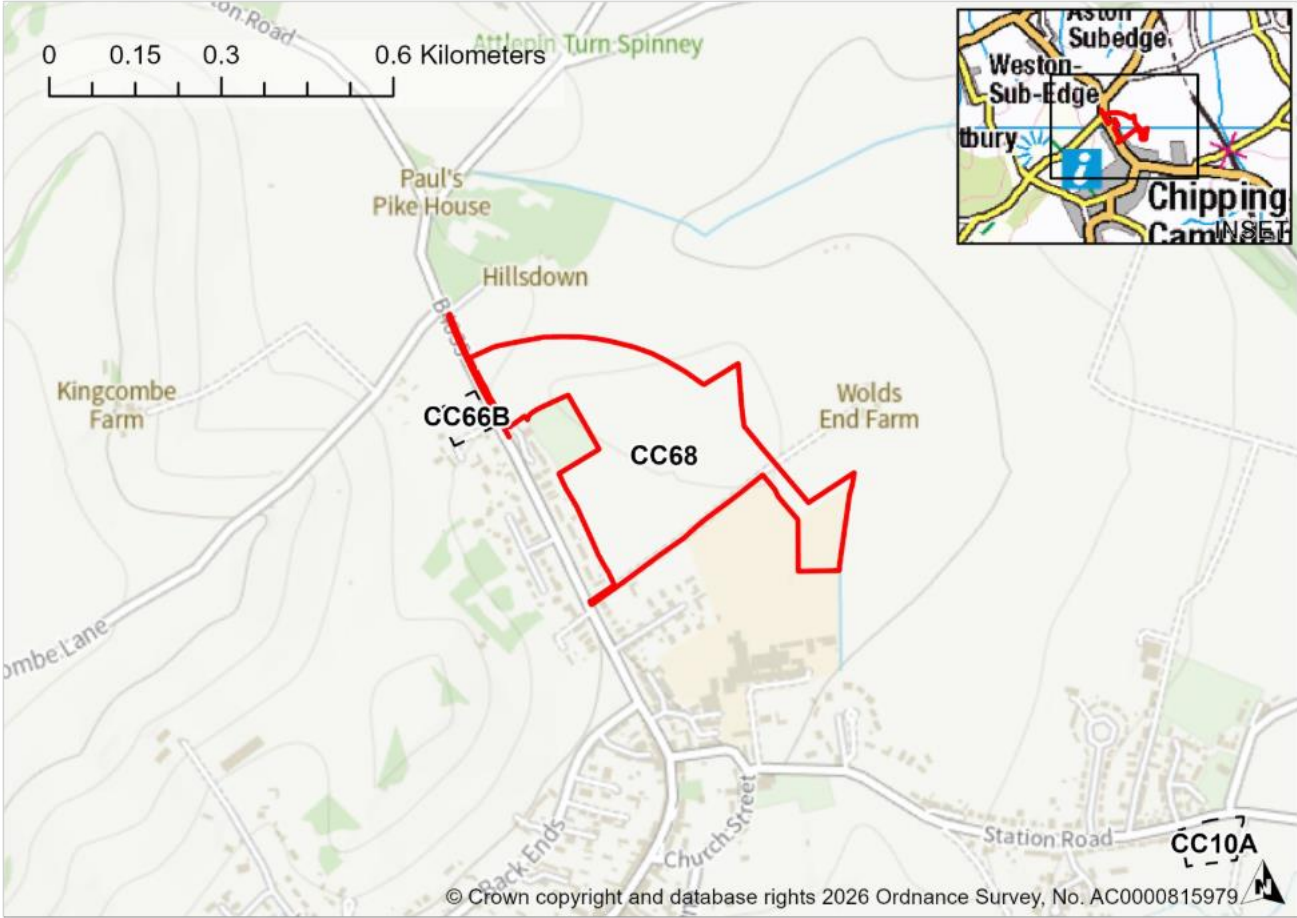
footnote 67 major development	
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General Information	Name of Site	Land north-west of Aston Road, Chipping Campden
	Reference number of site	CC66B
	 The map shows a rural area with a road network. A red rectangle highlights the site labeled 'CC66B'. To the north of the site is a road labeled 'Kingcombe Lane'. To the east is a road labeled 'Grevel Lane'. Further east, a dashed line outlines an area labeled 'CC68' which contains a green area labeled 'Allotments'. A scale bar at the top left indicates distances from 0 to 0.2 Kilometers. An inset map in the top right corner shows the location of the site within a larger regional context, with labels for 'Weston-Sub-Edge', 'ry', and 'Chis'. A north arrow is located in the bottom right corner of the map area. © Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979	

	Proposed development	Residential (around 10 homes)	
Theme	Query	Comments	NPPF footnote 67 "major development" score (red/amber/green)
Consideration of major development in other contexts	Environmental Impact Assessment Would development of this type and scale require exceed 'applicable thresholds and criteria' applicable for Schedule 2 development in areas which are not 'sensitive areas'? If so, would this be significantly?	No	
	Would development of this type and scale represent "major development" in the context of Town and Country Planning (Development Management Procedure) (England) Orders	Yes	
Landscape sensitivity	Landscape character type.	Farmed Slopes	

	Landscape Sensitivity Evaluation (2026) (undertaken as part of the Local Plan site allocation process)	MEDIUM SENSITIVITY	
Tranquillity and remoteness	Is the site in a location that is currently considered to be "remote" and would it impact on tranquillity?	On the edge of the settlement with development on two sides.	
	Proximity and impacts on important PROW and views	No PROW or important views	
Scale and proportionality	Size of proposed allocation	0.5ha	
	How large is the proposed scale of the allocation in comparison to the existing settlement?	1% increase in number of dwellings	
	How large is the proposed scale of the allocation and other allocations/permitted developments in comparison to the existing settlement?	Not significant	
Other issues	Is the site located near/includes within it priority habitat; sites designated for nature etc	None	

	Is the site located near/includes within it designated or non-designated heritage assets?	None	
Requirement for further consideration as footnote 67 major development	Not required		

General Information	Name of Site	Land north-east of Aston Road, Chipping Campden
	Reference number of site	CC68
	 The map shows the site CC68, outlined in red, located north-east of Aston Road. The site is adjacent to Paul's Pike House and Hillsdown. Other nearby features include Kingcombe Farm, Wolds End Farm, and the village of Chipping Campden. An inset map shows the location of the site within the larger context of Chipping Campden and surrounding areas like Weston-Sub-Edge and Aston-Sub-Edge. A scale bar indicates distances up to 0.6 Kilometers. The map is credited to Ordnance Survey, No. AC0000815979.	

	Proposed development	Residential (around 150 homes) and other infrastructure (e.g. car park; GP surgery, new school access)	
Theme	Query	Comments	NPPF footnote 67 “major development” score (red/amber/green)
Consideration of major development in other contexts	Environmental Impact Assessment Would development of this type and scale require exceed 'applicable thresholds and criteria' applicable for Schedule 2 development in areas which are not 'sensitive areas'? If so, would this be significantly? ¹²	No	
	Would development of this type and scale represent “major development” in the context of Town and Country Planning	Yes	

¹² All sites assessed lie within a “sensitive area” as defined in regulation 2(1) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended). Accordingly, any residential development coming forward on those would constitute Schedule 2 development and should therefore be subject to screening. However, this does not mean that EIA is automatically required; such development may be screened out where it is not likely to give rise to significant effects on the environment.

	(Development Management Procedure) (England) Orders		
Landscape sensitivity	Landscape character type.	Pastoral lowland vale	
	Landscape Sensitivity Evaluation (2026) (undertaken as part of the Local Plan site allocation process)	HIGH SENSITIVITY	
Tranquillity and remoteness	Is the site in a location that is currently considered to be "remote" and would it impact on tranquillity?	Located on the edge of the settlement,	
	Proximity and impacts on important PROW and views	No PROW crossing the site but one adjacent to eastern boundary (Monarch's Way/ Heart of England Way)	
Scale and proportionality	Size of proposed allocation	13ha	
	How large is the proposed scale of the allocation in comparison to the existing settlement?	13% increase in number of dwellings	
	How large is the proposed scale of the allocation and other allocations/permitted developments in comparison to the existing settlement?	There are other allocations and developments nearby	

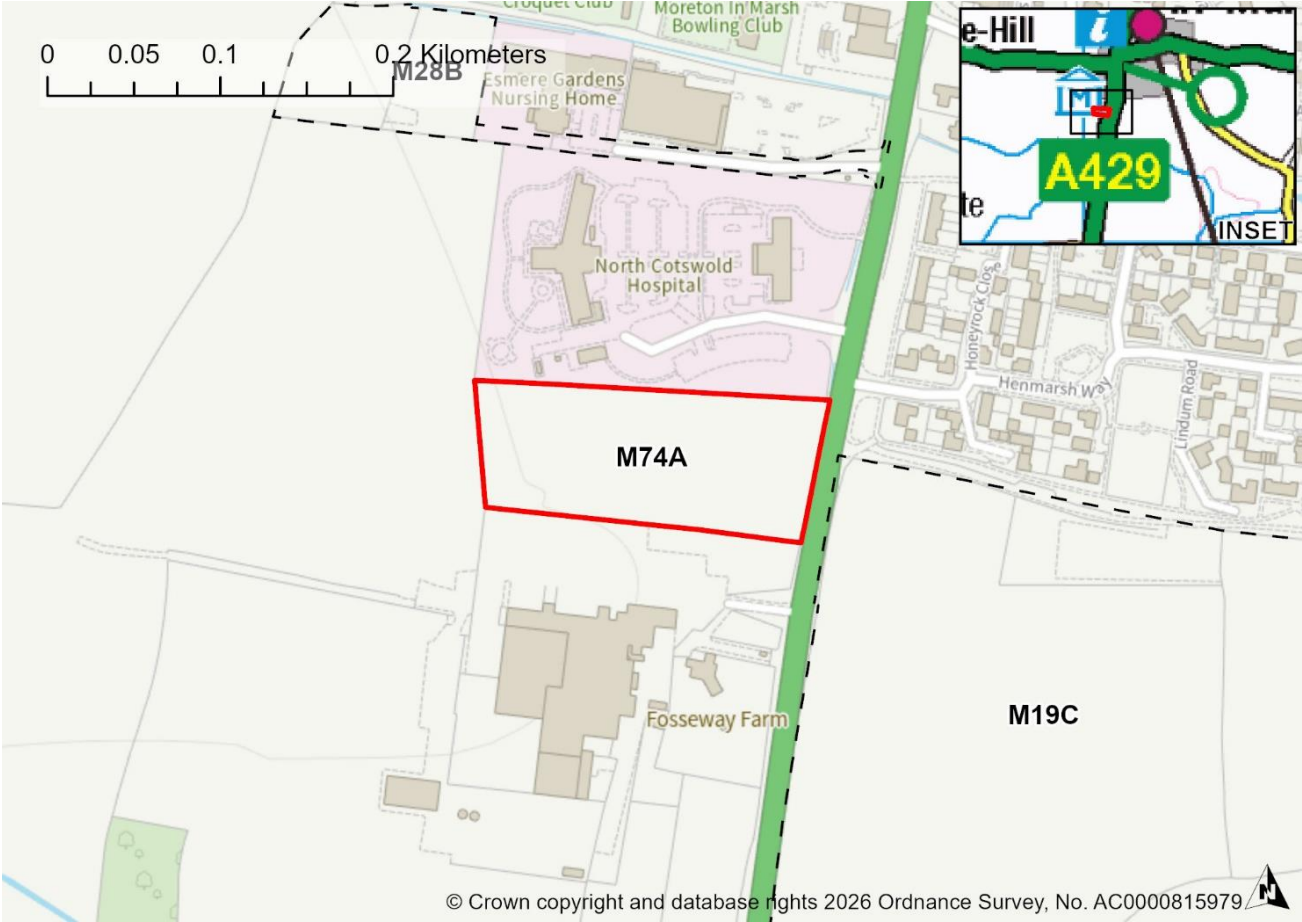
Other issues	Is the site located near/includes within it priority habitat; sites designated for nature etc	None	
	Is the site located near/includes within it designated or non-designated heritage assets?	None	
Requirement for further consideration as footnote 67 major development	3 red scores and 4 amber scores. This site has high landscape sensitivity and is a large site in the context of Chipping Campden. It is also in a prominent location on the edge of the settlement This allocation is therefore considered to be footnote 67 major development.		

General Information	Name of Site	Land west of Aldi, Moreton-in-Marsh
	Reference number of site	M28B
	 The map shows the site M28B, outlined in red, located in Moreton-in-Marsh. The site is situated between the Moreton In Marsh Croquet Club and Bowling Club to the north, Esmere Gardens Nursing Home to the east, and North Cotswold Hospital to the south. A scale bar indicates distances up to 0.2 Kilometers. An inset map shows the location of the site relative to the A429 road and the town of Moreton-in-Marsh. The map is credited to Ordnance Survey, No. AC0000815979.	

	Proposed development	Residential (around 20 homes)	
Theme	Query	Comments	NPPF footnote 67 “major development” score (red/amber/green)
Consideration of major development in other contexts	Environmental Impact Assessment Would development of this type and scale require exceed ‘applicable thresholds and criteria’ applicable for Schedule 2 development in areas which are not ‘sensitive areas’? If so, would this be significantly?	No	
	Would development of this type and scale represent “major development” in the context of Town and Country Planning (Development Management Procedure) (England) Orders	Yes	
Landscape sensitivity	Landscape character type.	Pastoral Lowland Vale	
	Landscape Sensitivity Evaluation (2026) (undertaken as part of the Local Plan site allocation process)	MEDIUM SENSITIVITY	

Tranquillity and remoteness	Is the site in a location that is currently considered to be "remote" and would it impact on tranquillity?	Settlement edge location. Development to north and east	
	Proximity and impacts on important PROW and views	PROW runs along the western boundary of the site	
Scale and proportionality	Size of proposed allocation	1.0ha	
	How large is the proposed scale of the allocation in comparison to the existing settlement?	Less than 1% increase in number of dwellings	
	How large is the proposed scale of the allocation and other allocations/permitted developments in comparison to the existing settlement?	Not significant	
Other issues	Is the site located near/includes within it priority habitat; sites designated for nature etc	None	
	Is the site located near/includes within it designated or non-designated heritage assets?	None	
Requirement for further consideration as	Not required		

footnote 67 major development	
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General Information	Name of Site	Land south of North Cotswold Hospital, Moreton-in-Marsh
	Reference number of site	M74A
	 The map displays the site M74A, outlined in red, situated south of North Cotswold Hospital. Other labeled features include Esmere Gardens Nursing Home, Fosseway Farm, and the town of Moreton-in-Marsh. A scale bar indicates distances up to 0.2 Kilometers. An inset map shows the site's location relative to the A429 road and the town of Moreton-in-Marsh. The map is credited to Ordnance Survey, No. AC0000815979.	

	Proposed development	Residential (around 44 homes)	
Theme	Query	Comments	NPPF footnote 67 “major development” score (red/amber/green)
Consideration of major development in other contexts	Environmental Impact Assessments - Would development of this type and scale require exceed ‘applicable thresholds and criteria’ applicable for Schedule 2 development in areas which are not ‘sensitive areas’? If so, would this be significantly?	No	
	Would development of this type and scale represent “major development” in the context of Town and Country Planning (Development Management Procedure) (England) Order?	Yes	
Landscape sensitivity	Landscape character type.	Pastoral lowland vale	

	Landscape Sensitivity Evaluation (2026) (undertaken as part of the Local Plan site allocation process)	MEDIUM SENSITIVITY	
Tranquillity and remoteness	Is the site in a location that is currently considered to be "remote" and would it impact on tranquillity?	Site on edge of settlement between hospital and garden centre	
	Proximity and impacts on important Public Rights of Way (PROWs) and views	No PROW on site. Promoted PROW to the rear of adjacent field.	
Scale and proportionality	Size of proposed allocation	1.52ha	
	How large is the proposed scale of the allocation in comparison to the existing settlement?	1.75%	
	How large is the proposed scale of the allocation and other allocations/permitted developments in comparison to the existing settlement?	There are a number of allocated sites around the settlement, including on the other side of the Fosse (outside the CNL).	
Other issues	Is the site located near/includes within it priority habitat; sites designated for nature etc.?	None	

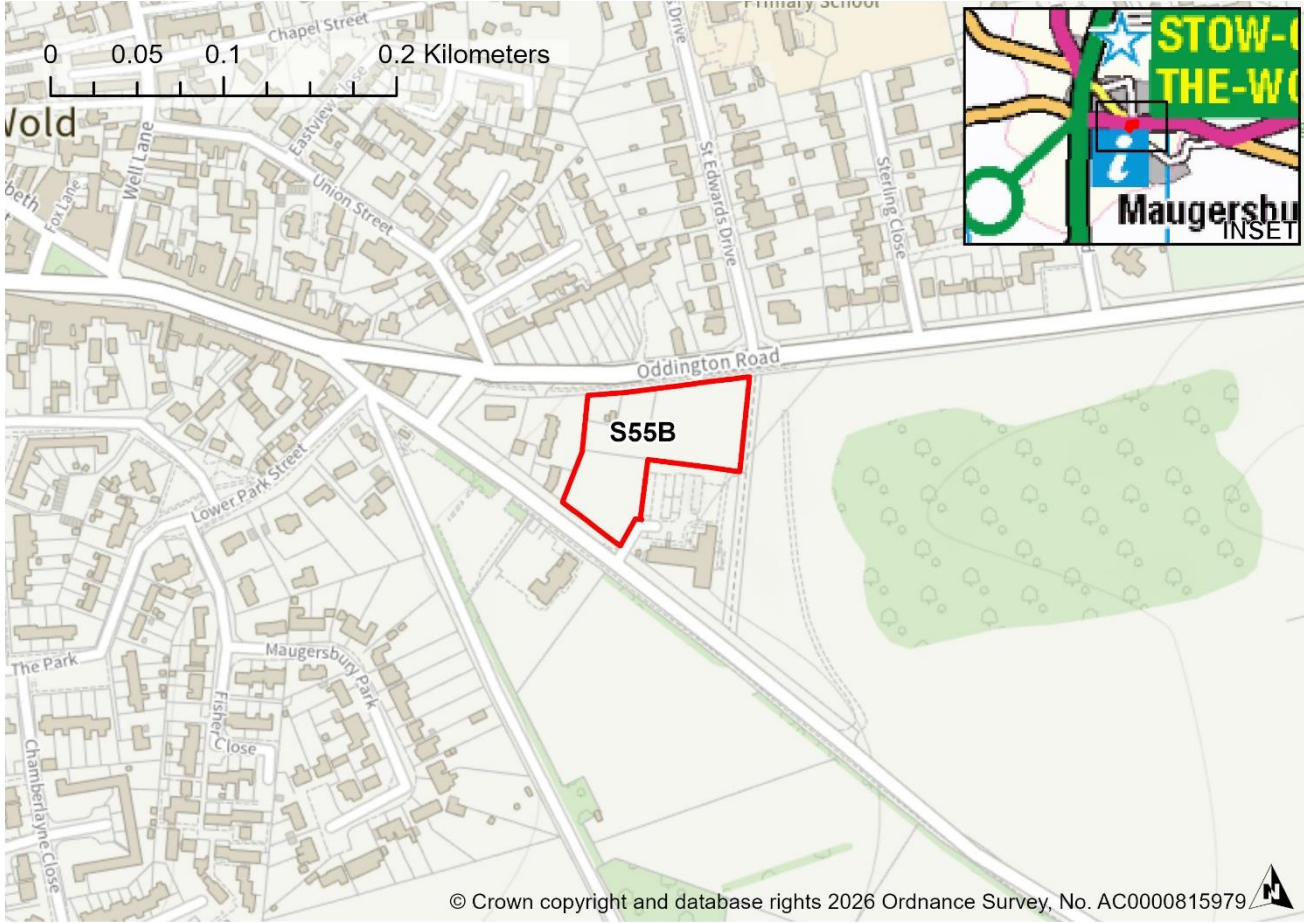
	Is the site located near/includes within it designated or non-designated heritage assets?	None	
Requirement for further consideration as footnote 67 major development	5 amber scores. Although the site has a medium landscape sensitivity it is located between two existing developments and further development is likely to come forward to the east, on the other side of the Fosse. The Site Development Template includes measures to reduce any potential impacts on the CNL. This allocation is therefore not considered to be footnote 67 major development.		

General Information	Name of Site	Land adjacent Griffin Court / Playing Field, Stow-on-the-Wold
	Reference number of site	S14B
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	Proposed development	Residential (around 10 homes)	
Theme	Query	Comments	NPPF footnote 67 “major development” score (red/amber/green)
Consideration of major development in other contexts	Environmental Impact Assessment Would development of this type and scale require exceed ‘applicable thresholds and criteria’ applicable for Schedule 2 development in areas which are not ‘sensitive areas’? If so, would this be significantly?	No	
	Would development of this type and scale represent “major development” in the context of Town and Country Planning (Development Management Procedure) (England) Orders	Yes	
Landscape sensitivity	Landscape character type.	Farmed Slopes	
	Landscape Sensitivity Evaluation (2026) (undertaken as part of the Local Plan site allocation process)	LOW SENSITIVITY	

Tranquillity and remoteness	Is the site in a location that is currently considered to be "remote" and would it impact on tranquillity?	Strongly associated with existing residential development to the north and new housing under construction to the south. Visually read as part of the settlement edge.	
	Proximity and impacts on important PROW and views	No PROW within or adjacent to the site. No impact on key views	
Scale and proportionality	Size of proposed allocation	0.3ha	
	How large is the proposed scale of the allocation in comparison to the existing settlement?	Less than 1% increase in number of dwellings	
	How large is the proposed scale of the allocation and other allocations/permited developments in comparison to the existing settlement?	Not significant	
Other issues	Is the site located near/includes within it priority habitat; sites designated for nature etc	None	
	Is the site located near/includes within it designated or non-designated heritage assets?	None	

Requirement for further consideration as footnote 67 major development	Not required
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General Information	Name of Site	Land adjoining Tall Trees, Oddington Road, Stow-on-the-Wold
	Reference number of site	S55B
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	Proposed development	Residential (around 8 homes)	
Theme	Query	Comments	NPPF footnote 67 "major development" score (red/amber/green)
Consideration of major development in other contexts	Environmental Impact Assessment Would development of this type and scale require exceed 'applicable thresholds and criteria' applicable for Schedule 2 development in areas which are not 'sensitive areas'? If so, would this be significantly?	No	
	Would development of this type and scale represent "major development" in the context of Town and Country Planning (Development Management Procedure) (England) Orders	Yes	
Landscape sensitivity	Landscape character type.	Farmed Slopes	
	Landscape Sensitivity Evaluation (2026) (undertaken as part of the Local Plan site allocation process)	MEDIUM SENSITIVITY	

Tranquillity and remoteness	Is the site in a location that is currently considered to be "remote" and would it impact on tranquillity?	Well related to existing built form to the east and west.	
	Proximity and impacts on important PROW and views	PROW runs south of the site beyond the vegetated boundary, limited filtered views. Visible in filtered longer-distance views but in association with surrounding development.	
Scale and proportionality	Size of proposed allocation	0.6ha	
	How large is the proposed scale of the allocation in comparison to the existing settlement?	Approx 1% increase in number of dwellings	
	How large is the proposed scale of the allocation and other allocations/permitted developments in comparison to the existing settlement?	Not significant	
Other issues	Is the site located near/includes within it priority habitat; sites designated for nature etc	None	

	Is the site located near/includes within it designated or non-designated heritage assets?	Adjacent to CA. Within settings of Listed buildings	
Requirement for further consideration as footnote 67 major development	Not required		

General Information	Name of Site	The Hollies Lower Swell Road, Stow-on-the-Wold
	Reference number of site	S68
	 The map shows a residential area in Stow-on-the-Wold. A red outline marks the site S68, which is located between B4068 and Wraggs Row. To the west of the site is a 'Box House'. To the east is a 'Cemetery' and 'Allotments'. A 'Play Space' is located further east. The map includes a scale bar (0 to 0.2 Kilometers) and an inset map showing the location of Stow-on-the-Wold within a larger regional context. The inset map is labeled 'STOW ON THE WOLD' and 'Maidenhead'. The main map is labeled '© Crown copyright and database rights 2026 Ordnance Survey, No. AC0000815979'.	

	Proposed development	Residential (around 35 homes)	
Theme	Query	Comments	NPPF footnote 67 “major development” score (red/amber/green)
Consideration of major development in other contexts	Environmental Impact Assessment Would development of this type and scale require exceed ‘applicable thresholds and criteria’ applicable for Schedule 2 development in areas which are not ‘sensitive areas’? If so, would this be significantly?	No	
	Would development of this type and scale represent “major development” in the context of Town and Country Planning (Development Management Procedure) (England) Orders	Yes	
Landscape sensitivity	Landscape character type.	Farmed slopes	

	Landscape Sensitivity Evaluation (2026) (undertaken as part of the Local Plan site allocation process)	MEDIUM SENSITIVITY	
Tranquillity and remoteness	Is the site in a location that is currently considered to be "remote" and would it impact on tranquillity?	Adjacent to settlement, with built form to the north and east	
	Proximity and impacts on important PROW and views	No nearby PROW	
Scale and proportionality	Size of proposed allocation	2ha	
	How large is the proposed scale of the allocation in comparison to the existing settlement?	Less than 5%	
	How large is the proposed scale of the allocation and other allocations/permitted developments in comparison to the existing settlement?	No other developments of scale proposed on this side of the settlement	
Other issues	Is the site located near/includes within it priority habitat; sites designated for nature etc	None	

	Is the site located near/includes within it designated or non-designated heritage assets?	Part of the site adjacent to the A429 within the CA, with grade II listed buildings opposite and non-designated heritage assets nearby Abbotswood Grade II* park and gardens lies ~250m to the north, on other side of B4068.	
Requirement for further consideration as footnote 67 major development	5 amber scores The amber scores relate to the site's proximity to heritage assets; its size and potential landscape issues. However, the site relates well to the town and with careful landscape and conservation led design (as set out in the Site Development Template) the potential impacts can be minimised. This allocation is therefore not considered to be footnote 67 major development.		

General Information	Name of Site	Land west of Delphin Way, Upper Rissington
	Reference number of site	UR1A
	 The map shows a residential area in Upper Rissington. A red outline marks the site UR1A, which is located west of Delphin Way. The map includes a scale bar from 0 to 0.2 Kilometers and an inset map showing the location of Upper Rissington within the North West region. Various streets are labeled, including Mitchell Way, Kitty Hawk Walk, Eagle Drive, Barnes Wallis Way, Whittle Close, Varsity Close, Hercules Close, Sparrows Way, and Proctor Way. A play space and Upper Rissington Skate Park are also indicated. The map is credited to Ordnance Survey, No. AC0000815979.	

	Proposed development	Residential (around 26 homes)	
Theme	Query	Comments	NPPF footnote 67 “major development” score (red/amber/green)
Consideration of major development in other contexts	Environmental Impact Assessment Would development of this type and scale require exceed ‘applicable thresholds and criteria’ applicable for Schedule 2 development in areas which are not ‘sensitive areas’? If so, would this be significantly?	No	
	Would development of this type and scale represent “major development” in the context of Town and Country Planning (Development Management Procedure) (England) Orders	Yes	
Landscape sensitivity	Landscape character type.	High Wold	
	Landscape Sensitivity Evaluation (2026) (undertaken as part of the Local Plan site allocation process)	MEDIUM SENSITIVITY	

Tranquillity and remoteness	Is the site in a location that is currently considered to be "remote" and would it impact on tranquillity?	Closely associated with existing built form and infrastructure, forming part of the developed settlement edge.	
	Proximity and impacts on important PROW and views	No PROW Open to private views from adjacent but largely contained by mature vegetation and surrounding built form. No skylines are affected	
Scale and proportionality	Size of proposed allocation	0.6ha	
	How large is the proposed scale of the allocation in comparison to the existing settlement?	Approx 3% increase in number of dwellings	
	How large is the proposed scale of the allocation and other allocations/permitted developments in comparison to the existing settlement?	Not significant	
Other issues	Is the site located near/includes within it priority habitat; sites designated for nature etc	Includes woodland priority habitat	

	Is the site located near/includes within it designated or non-designated heritage assets?	NDHA on site	
Requirement for further consideration as footnote 67 major development	Not required		