

Site Reference	B56
Settlement	Bourton-on-the-Water
Location	Land off Mallard Crescent
Proposed allocation use	Residential development
Number of dwellings	53

Brief description of site:

The site is situated towards the north-eastern extent of the village of Bourton-on-the-Water, to the north-west of Moor Lane, and north-east and south-east of modern residential development on Heron Close, Kingfisher Road and Mallard Crescent (Fig. S60.1). The site encompasses an area of rough pasture of approximately 1.84ha, at an elevation of approximately 236m aOD.

The site is not crossed by public rights of way, and not highly visible from publicly accessible areas. It comprises a parcel of land, which appears to be pastoral, recently used by horses, and there are caravans and sheds at the south-eastern extent, and a shed at the south-west. Mature trees and hedgerows surround the site, giving it an enclosed character, though modern residences populate the areas to the south-west and north-west within a wider industrial area. The site is divided in two by a west-south-west/east-north-east orientated electric fence.

Topographically, the site is relatively level. Views from the site across the wider landscape are restricted by mature vegetation bounding the site, though modern housing is visible to the north-west.

Significance of designated heritage assets in the site:

There are no designated heritage assets in the site.

Significance of designated heritage assets in the environs of the site which could be affected by the allocation of the site:

Within a 1km radius of the site are two scheduled monuments, 88 listed buildings and one conservation area (Fig. S56.2). All are considered of **high significance**. The majority of the listed buildings are located within Bourton-on-the-Water Conservation Area (CONARA/139) designed to conserve and enhance the older parts of the village. The nearest designated heritage asset to the site is Salmonsbury Camp, a scheduled Iron Age fortified enclosure, approximately 130m to the south-east (1017340). This extends to the south side of Moor Lane, which is lined on both sides by mature trees. This, combined with residential developments to the south-west of the site, and the mature trees and hedgerows bounding the site itself, means that no designated

heritage assets are visible from the site and thus there is minimal likelihood that the allocation of the site would impact these.

Significance of non-designated heritage assets in the site:

There are no known non-designated heritage assets mapped within the site (Figs. S56.4, S56.5 and S56.6), though the edges of a large swathe of late medieval or post medieval ridge and furrow are mapped at the south-western and north-eastern extents of the site (Fig. S56.5). Owing to their evidential value, assets attesting to late medieval or post-medieval activity, particularly relating to agriculture, would be considered of **low significance**.

Significance of non-designated heritage assets in the environs of the site:

The HER records a total of 132 non-designated heritage assets within a 1km radius of the site (Figs. S56.4, S56.5 and S56.6), as well as, and sometimes including, features identified from previous archaeological investigations (Fig. S56.7), and/or from the National Mapping Programme (Fig. S56.8).

In the immediate vicinity of the site, these include, as well as the scheduled Iron Age fortified enclosure to the south-west of the site (1017340/ 342/ 34769) where Bronze Age activity has also been encountered (40038), and which was also used in the Roman period (2204), evidence for Mesolithic activity (49107), a Middle Bronze Age cemetery (43031) and prehistoric features (52390) identified during archaeological investigations ahead of the residential development to the north-west of the site (Fig. S56.7). Known prehistoric and Roman activity is also known from the wider area (Fig. S56.4).

Medieval activity is also known from the immediate vicinity, evidencing agricultural arable land use (513434; Fig. S56.5), also identified by the National Mapping Programme (Fig. S56.8). Geophysical survey to the north and west of the site revealed three undated archaeological anomalies (43032, 43033, and 43034; Fig. S56.6), and an undated field system has been identified to the east of the site, west of Moor Farm (40009; Fig. S56.6).

Owing to their evidential value, assets dating from the prehistoric to medieval periods are generally considered to be of **medium significance**, while any deposits/materials dating to post-medieval activity, particularly agricultural and quarrying, would be of comparatively **low significance**. Where HER records include designated heritage assets such as listed buildings, registered parks and gardens, or scheduled monuments, they are considered to be of **high significance**.

A number of non-designated heritage assets with upstanding remains within a 1km radius of the site have been identified within the Bourton-on-the-Water Conservation Area Statement, including buildings of special character, buildings under article 4(2) direction and important hedgerows (Fig. S56.3). None of these have the potential to be affected by the allocation of the site, due to topography, mature boundaries, and neighbouring built landscape. This is also applicable to areas identified as having landscape value, important/notable viewpoints, and important approaches (Fig. S56.3). These would all be considered of **medium/low significance**.

Historic landscape character of the site (and significance):

The site lies entirely within the Cotswolds National Landscape (CNL), designated as an Area of Natural Beauty (AONB) in 1966, in recognition of its rich, diverse and high-quality landscape. It is the third largest protected landscape in England, after the Lake District National Park and the Yorkshire Dales National Park. This encompasses a wide variety of landscapes, each displaying distinctive patterns of landform, vegetation and landscape elements, as mapped by Landscape Characterisation assessments. The Cotswolds AONB Partnership includes the site within 'Character Area 17: Pastoral Lowland Vale' (Cotswolds AONB Partnership 2016). Key characteristics of this landscape type have been identified as:

- extensive pastoral vale defined by the farmed slopes, with flat or gently undulating landform fringed by distinctive shallow slopes;
- generally human-scale intimate landscape, but with intermittent open expansive character and expansive views in some areas;
- extensive drift deposits mask underlying solid geology;
- productive and verdant landscape;
- network hedgerows of varying height and quality with intermittent hedgerow trees and occasional stone walls;
- areas of wetland meadow and limited areas of species rich grassland bordering river channels;
- limited woodland cover including ancient woodland; and
- sparse settlement pattern.

The Gloucestershire Historic Landscape Characterisation (HLC; Gloucestershire County Council 2013) includes the site within the mapped extent of A2m (Fig. S56.9). A2 is defined as 'less irregular enclosure partly reflecting former unenclosed cultivation patterns'. This type is interpreted as enclosure of former un-enclosed cultivation. Although this may have been undertaken by local arrangement and exchange, the internal cohesion of the morphology of this type would suggest that enclosure was undertaken in a less piecemeal way. In

some areas, the enclosure may be medieval or early post-medieval in date, and therefore may be amongst the earliest surviving boundaries within the landscape. Despite the potential early origins, later medieval and post medieval historic landscape character is common in the wider area, and so is considered to be of **low significance**.

Contribution of the site to the significance and setting of known heritage assets:

The site comprises an enclosed area of rough pasture, the only views from which are of the modern residential development to the north-west. Historically it would have formed part of the wider agricultural landscape north-east of Bourton-on-the-Water, north of Moor Lane. The wider area, with the closure of the railway line to the north-west, has been developed as part of an industrial park, with more recent residential development to the immediate north-west and south-west of the site, eroding the agricultural rural character. In its present form, the site provides a **neutral contribution** (i.e. the site provides no contribution to an understanding or appreciation of the heritage interests of known heritage assets), even to the scheduled monument of Salmonsbury Camp (1017340), with which it shares no visual or associative link.

Impact assessment:

The site has been identified as providing at best a neutral contribution to the significance of known designated heritage assets, largely due to surrounding development and mature vegetation, and thus the level of impact of a development within the site is anticipated to result in **no harm**.

Although no known archaeological features are mapped within the site, investigations in adjacent areas, combined with the high number of known heritage assets in the wider area, particularly of the prehistoric and Roman periods, suggests that the potential for sub-surface archaeological remains could be high. Development within the site would have a **permanent negative impact** on any surviving archaeological remains resulting in **substantial harm** to these heritage assets. Without appropriate investigation and mitigation measures, any development that disturbs archaeological heritage assets is unlikely to satisfy relevant national and local planning policy objectives.

The development of the allocation would change the historic landscape character of the site from less irregular enclosure to modern residential development, reducing the extent of this overall historic landscape type and further eroding the post-medieval rural character of the landscape to the north-east of Bourton-on-the-Water. Given the small size and scale of the site, its

enclosed nature, and its location at the edge of recently developed industrial and residential plots, this would have a slight negative impact upon a low significance historic landscape character within this area, resulting in an anticipated maximum level of harm of **less than substantial**.

Cumulative impacts deriving from the allocation of the site:

No cumulative impacts are anticipated, as there are no known interacting heritage effects arising from this allocation in combination with other schemes or allocations that would give rise to additional harm beyond the impacts identified for the site itself.

Recommendations for minimising harm and maximising enhancement:

Given the archaeological potential of the site, it is likely that geophysical survey and/or a programme of targeted archaeological evaluation trenching will be required. This would help to identify and understand the extent and character of any surviving archaeological assets and would inform a strategy to mitigate the impact of any subsequent development upon them. Development should only occur after appropriate archaeological investigation has taken place, the full extent of impact is understood, and a strategy of mitigation is agreed with the Gloucestershire Planning Archaeologist.

It is considered that the allocation of this site would result in no harm to the significance of known heritage assets in the wider area, with a maximum of less than substantial harm to historic landscape character. Given the small size of the site, and the low levels of anticipated harm, there are minimal opportunities to minimise such harm. No opportunities for heritage enhancement are readily identifiable.

Conclusions and suitability:

It has been assessed that the progression of this site as a site allocation, through to final development, could result in a level of harm, equivalent to no harm to the heritage significance of upstanding heritage assets, and a maximum anticipated level of less than substantial harm to historic landscape character.

Heritage constraints rating: Lower

The site is considered to have a final heritage sensitivity score of **Lower** (i.e. contains no heritage constraints). This does not consider below ground impacts to sub-surface archaeological remains, which would require full consideration if the site is progressed.

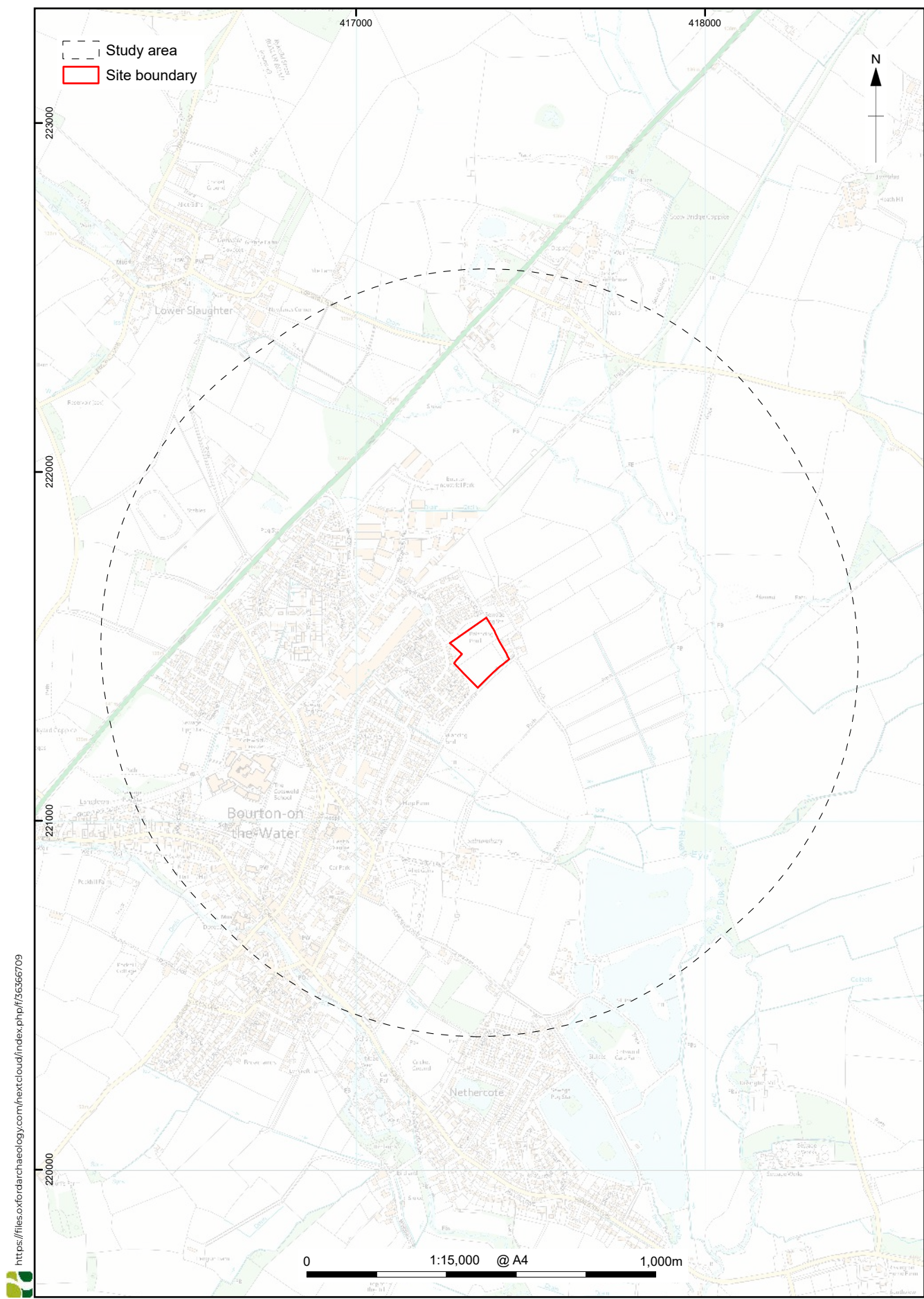
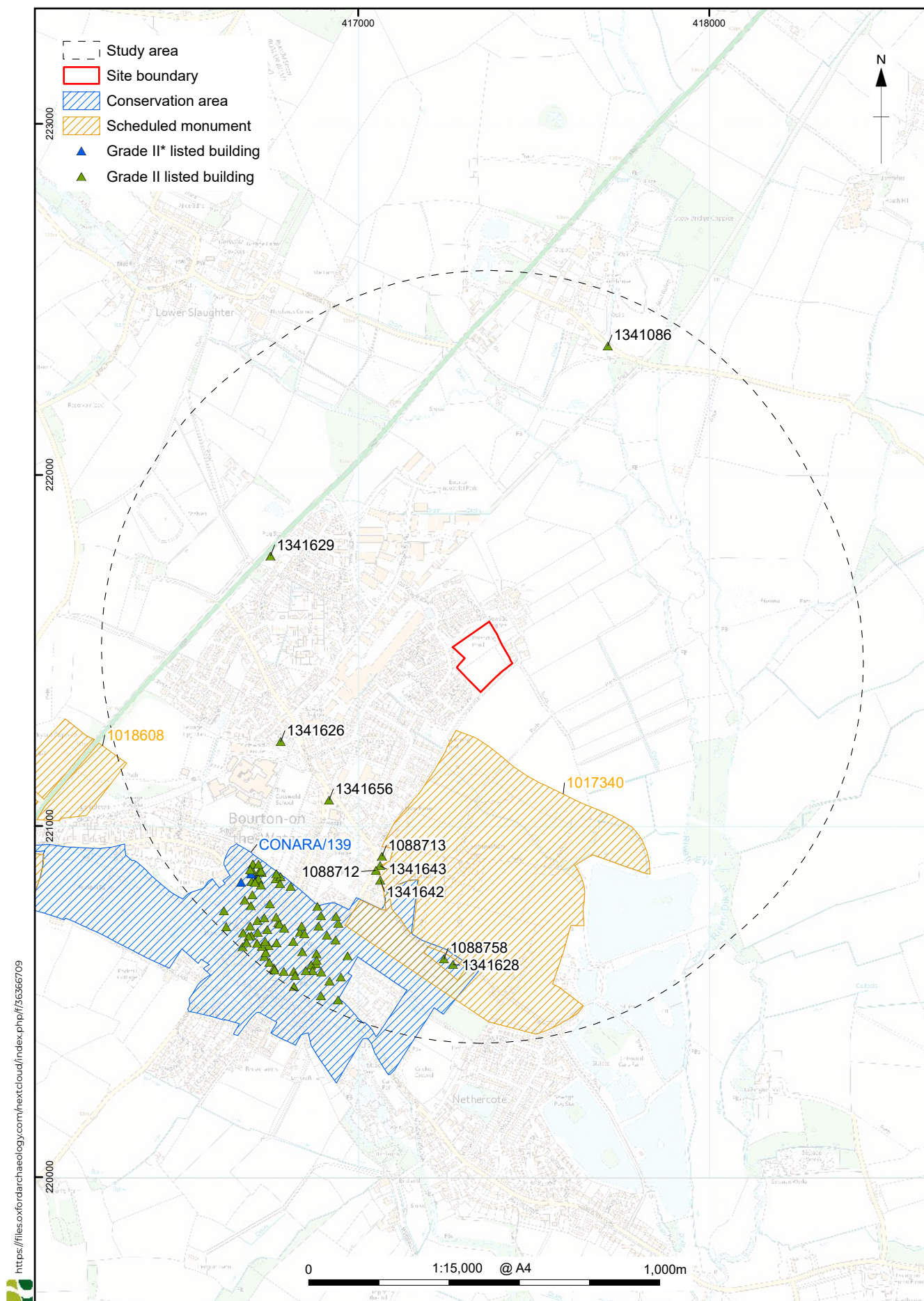


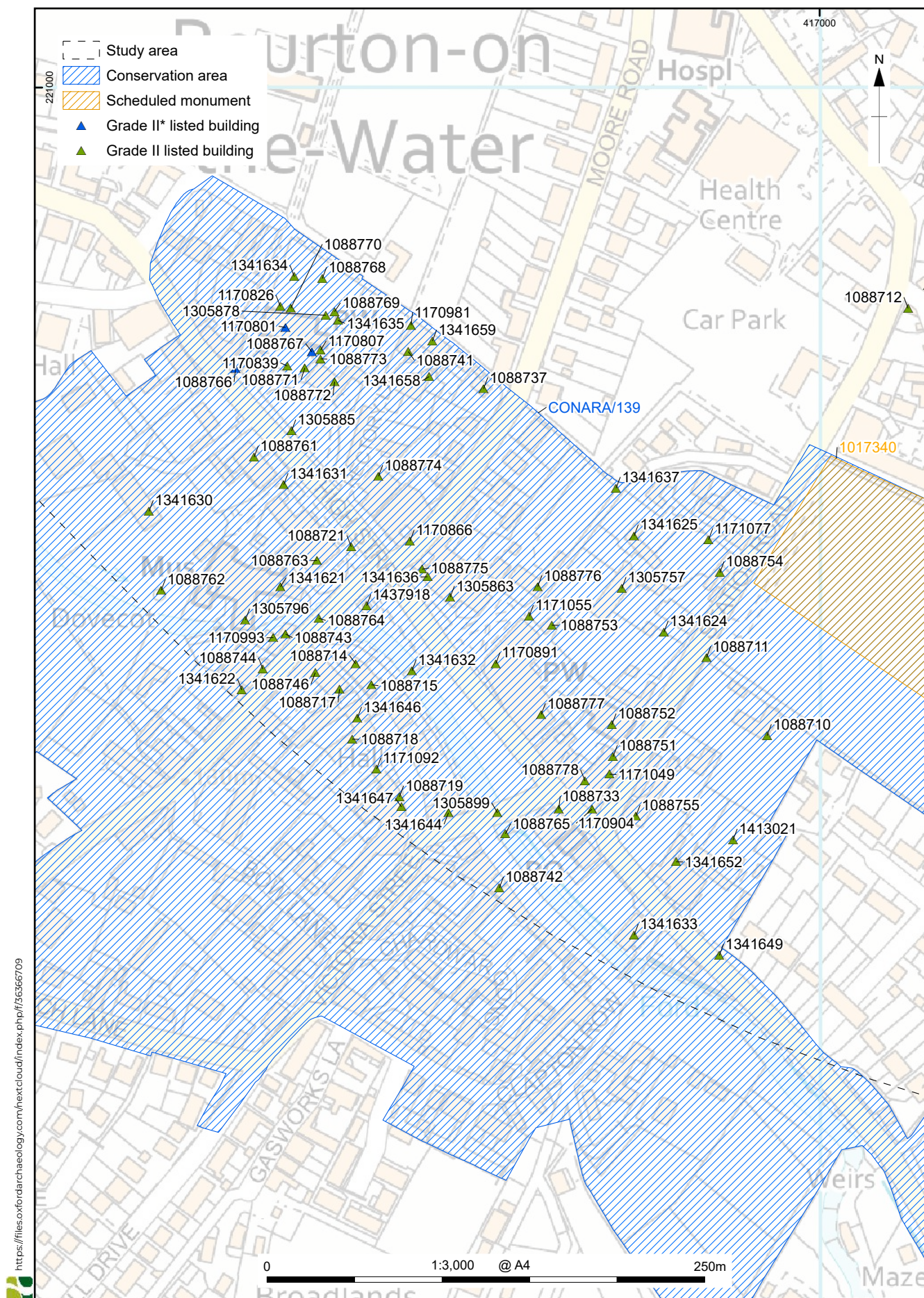
Figure B56.1: Site location



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Figure B56.2: Designated heritage assets within the study area



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Figure B56.2b: Detail of designated heritage assets within conservation area CONARA/139

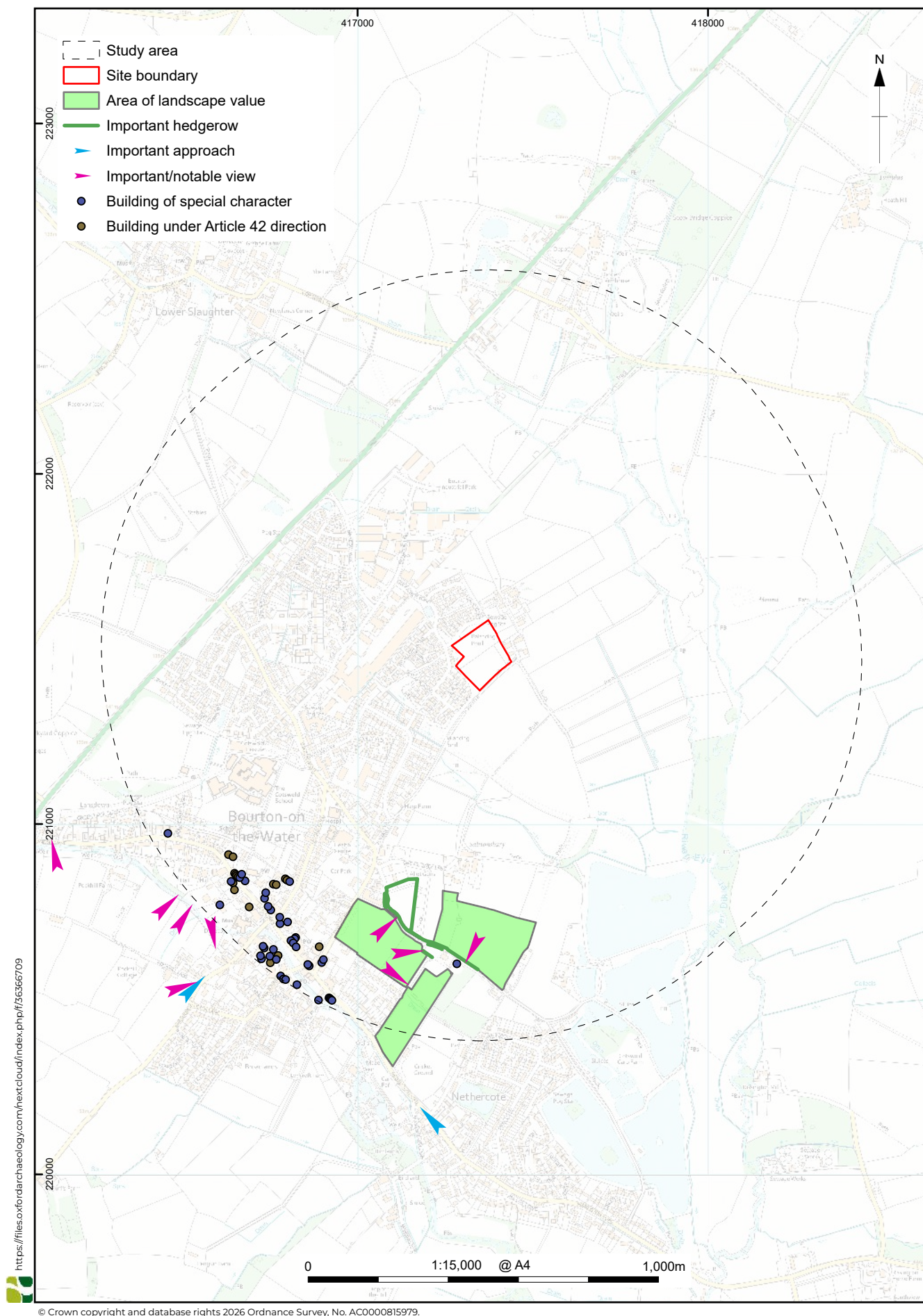


Figure B56.3: Local heritage assets within the study area

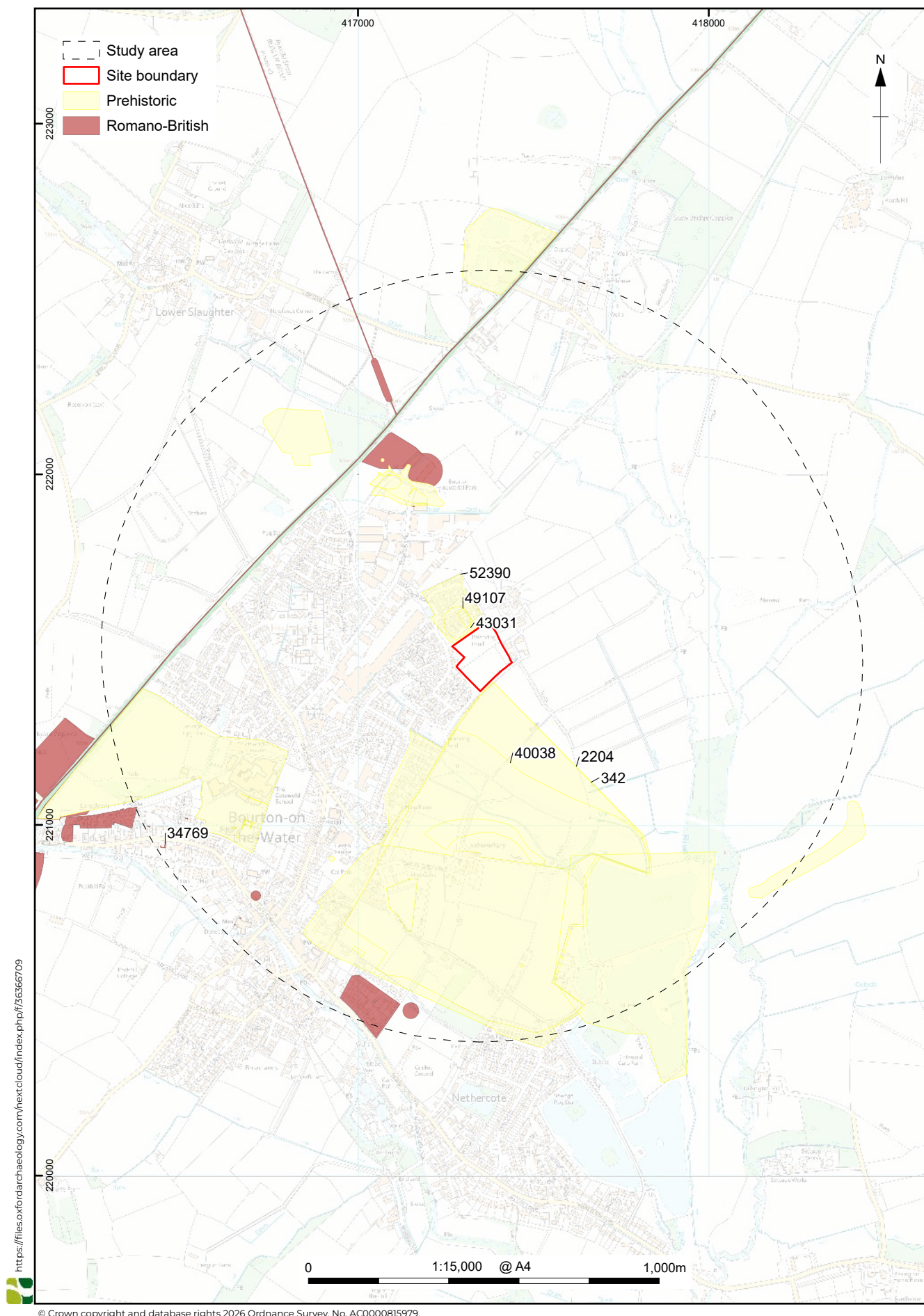


Figure B56.4: Prehistoric and Romano-British non-designated heritage assets within the study area

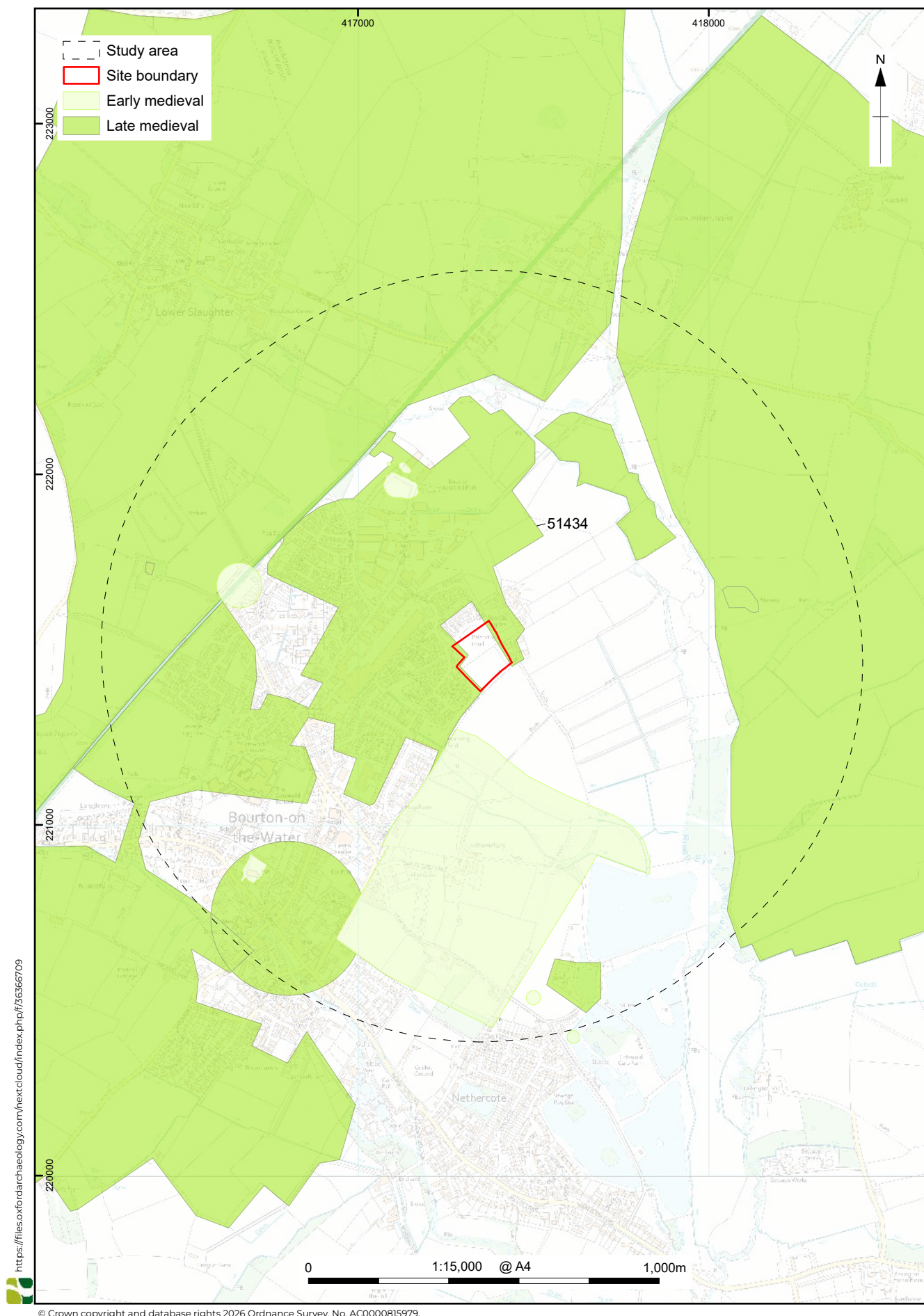


Figure B56.5: Medieval non-designated heritage assets within the study area

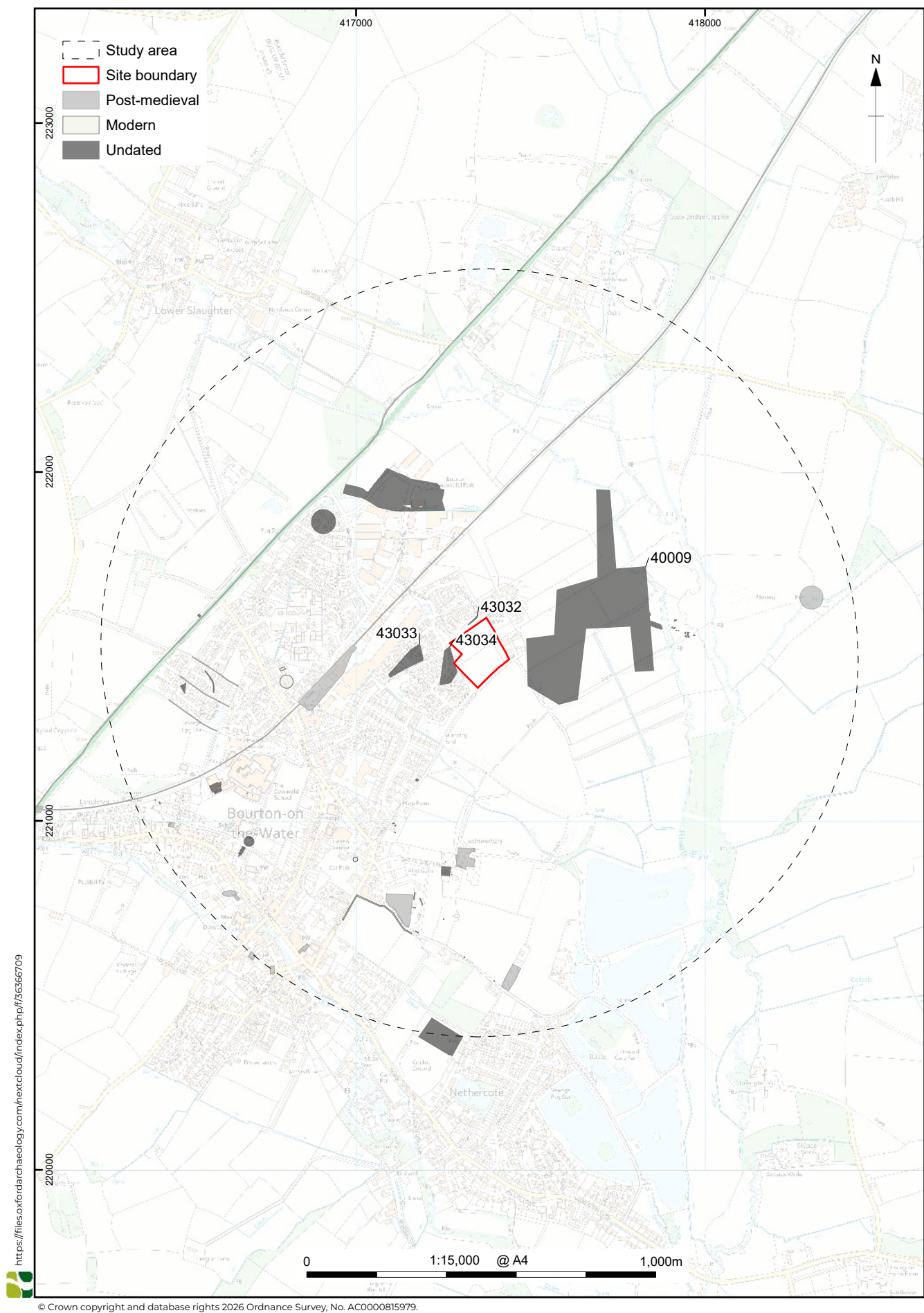


Figure B56.6: Post-medieval, modern and undated non-designated heritage assets within the study area

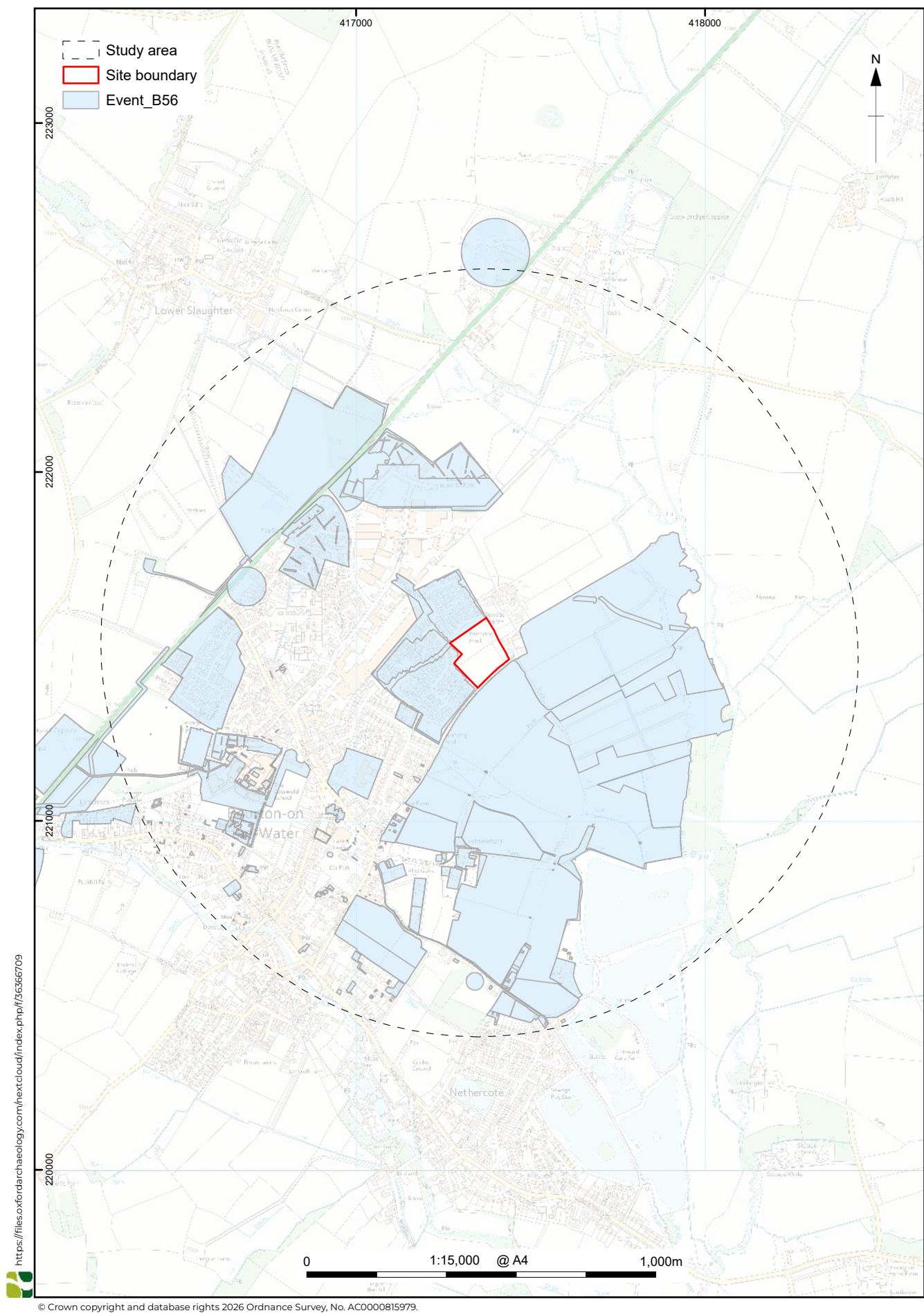


Figure B56.7: Archaeological events within the study area

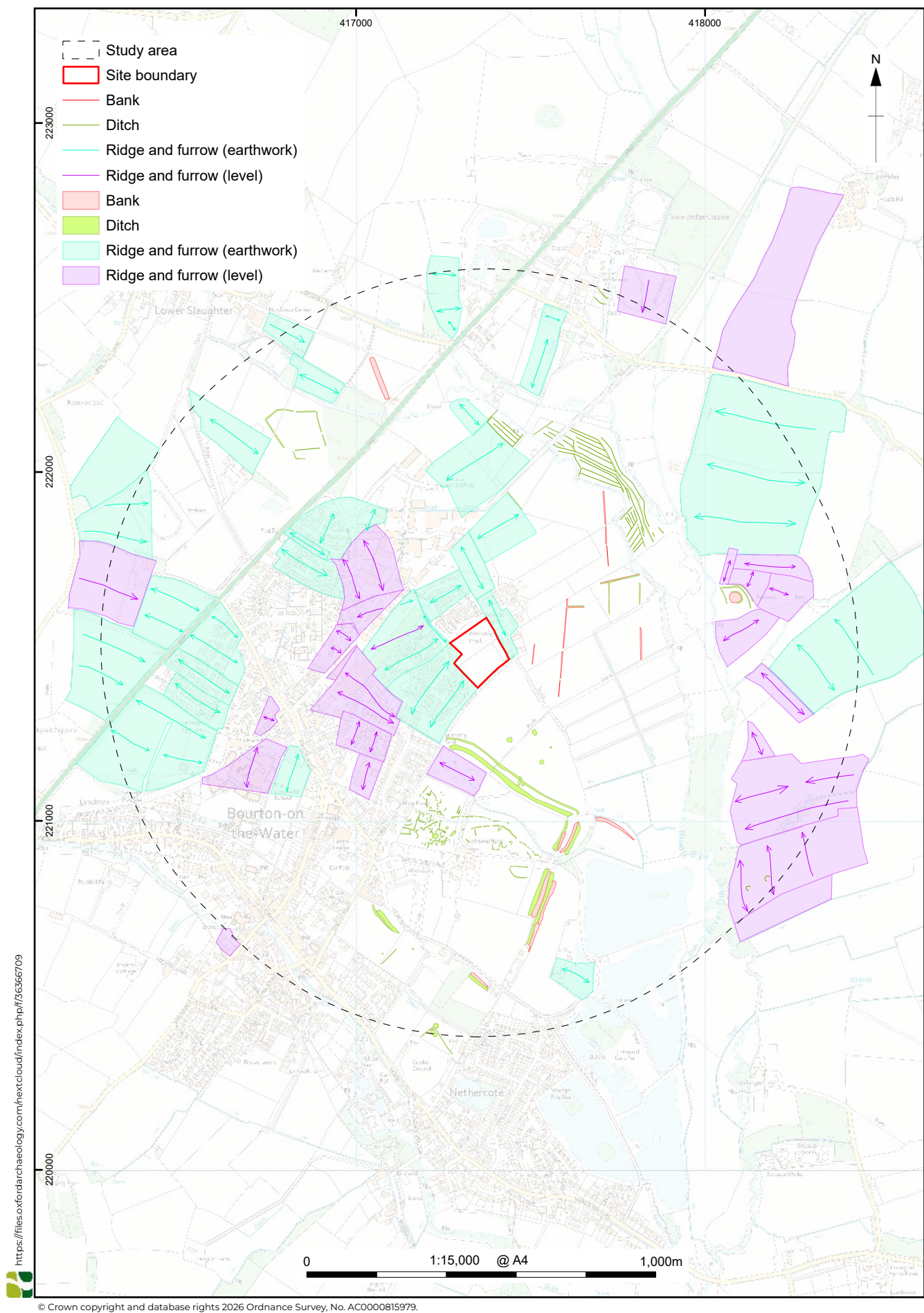
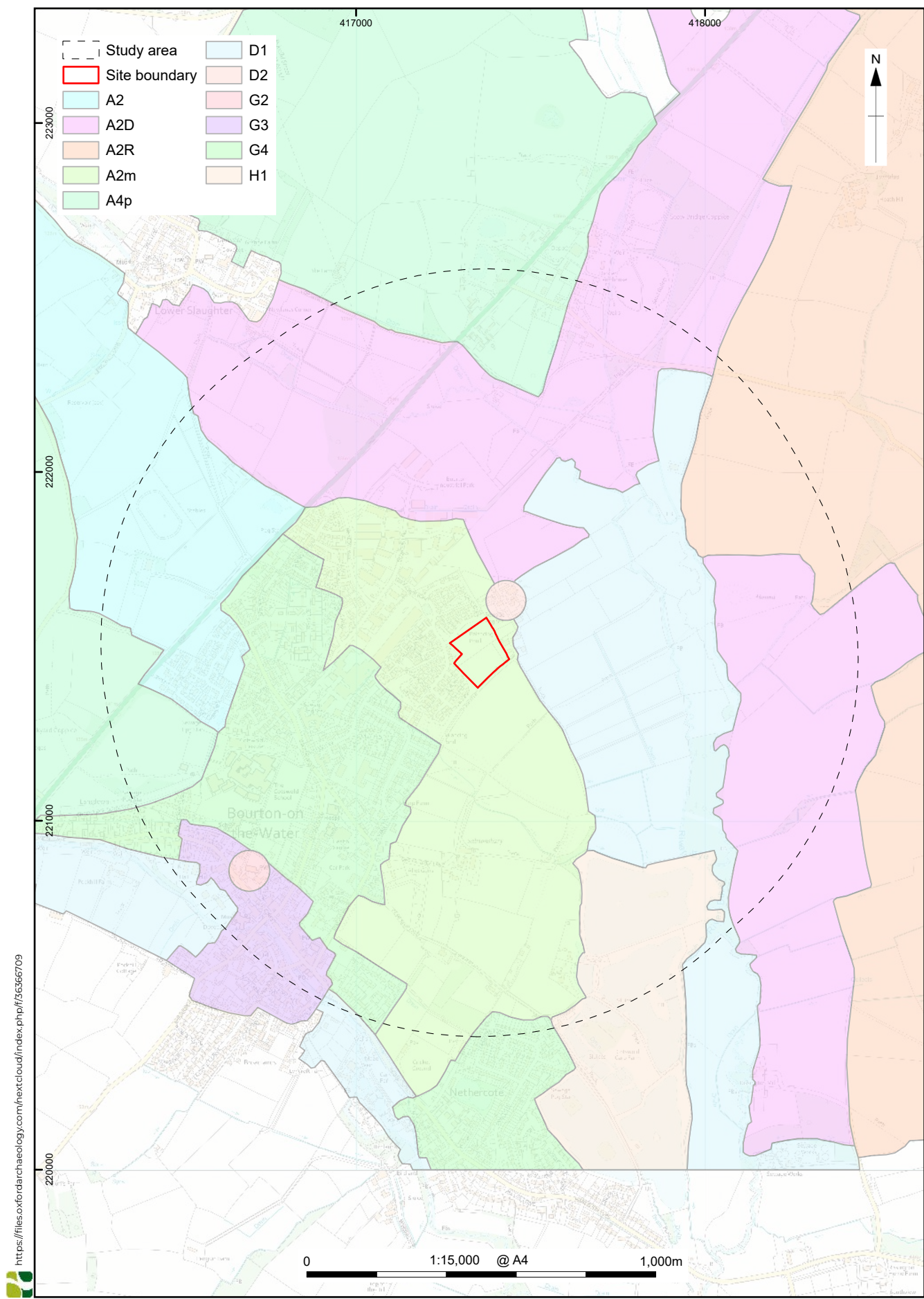


Figure B56.8: NMP data within the study area



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 Gloucestershire County Council (2013) Gloucestershire Historic Landscape Characterisation (HLC) including the Cotswolds and the Wye Valley Areas of Outstanding Natural Beauty [data-set].
 York: Archaeology Data Service [distributor] <https://doi.org/10.5284/1020235>

Figure B56.9: Historic landscape characterisation of the study area

Site Reference	C164A
Town	Cirencester
Site Name	Strategic extension to the east of Kingshill Lane
Related policies	-
Proposed allocation use	Mixed use: residential development and employment area
Number of dwellings	612
Employment area	0.6ha

Brief description of site:

The site covers an area of c. 41.9ha between the A429 and A417, c. 300m from the eastern edge of Cirencester and c. 720m from its historic core. It is located on the western edge of the parish of Preston, c. 240m to the north of its eponymous village, and in the Cotswolds District of Gloucestershire (Fig. C164A.1).

The site comprises at least part of six agricultural fields that at the time the site was visited were not in cultivation and showed indications of being used for recreation (dog walking). It also incorporates corridors of woodland towards the north of the site, along the western boundary and along part of the eastern boundary. The site is bounded by roads to the north, east and west (London Road, the A417 and Kingshill Lane respectively), but by agricultural land to the south. Beyond, further agricultural land and small settlements lie to the north, east and south, while the modern edge of Cirencester lies to the west with schools and recreational facilities. Mature hedgerows form most of the boundaries within the site, with occasional ditches and post-and-wire fences also present alongside hedges in the centre of the site. The hedgerows were often over 2m high and included occasional mature trees. Evidence of modern disturbance associated with overhead lines was observed in the northern and eastern parts of the site, as well as along its southern boundary.

Topographically, Cirencester lies on the low-lying floodplain of the River Churn, with the river c. 140m to the south-west of the site. This lies within a shallow bowl that is surrounded by the Cotswold Hills to the north and west, while flatter land of the Upper Thames Valley lies to the south. The site sits within an undulating landscape, with the site itself rising gently from c. 112m aOD in the south to c. 117m aOD in the east and c. 123m aOD in the north. The River Churn lies c. 660m to the south-west of the site, and drains cross the centre.

Significance of designated heritage assets in the site:

There are no designated heritage assets within the site.

Significance of designated heritage assets in the environs of the site which could be affected by the allocation of the site:

A number of designated heritage assets have been identified across the study area, comprising two conservation areas, two scheduled monuments and 24 listed buildings (Fig. C164A.2).

Conservation areas and their associated listed buildings

The Preston conservation area (CONARA/067) is situated c. 240m to the south of the site and covers the historical elements of the village. Preston is a small historic Cotswold village of loose linear form aligned on a single road. The historic settlement is centred on All Saints Church and made up of a collection of historic farmhouses and cottages. Despite some post 1950s infill development, the settlement retains its historic linear layout and open grain. The conservation area contains a number of listed buildings constructed from traditional local limestone which contribute to the classic Cotswold identity of the settlement. A defining feature of the village is the open countryside that surrounds it and is visible in gaps between the buildings which offer views out to the surrounding countryside and maintain a strong visual link between the settlement and its rural setting. No conservation appraisal has yet been produced for Preston. Analysis would suggest that the village principally derives its significance from its intrinsic character and appearance, as well as the architectural and historic interest of its layout, linear development along the main road, historic spaces, buildings and boundary treatments. Within the conservation area, the village of Preston includes nine listed buildings, including one of Grade II* status and eight of Grade II status, all of which form part of, and contribute to, its significance. These include the Grade II* Church of All Saints (1089268) as well as the Grade II listed:

- 1089227 - Group of five monuments in line to south of south porch in churchyard of Church of All Saints
- 1089228 - Letterbox Cottage and Pear Tree Cottage
- 1089229 - 90 And 91, Preston Village
- 1089230 - Village Farm Cottage Village Farm House
- 1153591 - Church Farmhouse
- 1153596 - Group of three monuments to south of west tower in churchyard of Church of All Saints
- 1341394 - Preston Place
- 1341395 - The Old Farmhouse

These listed buildings form part of the conservation area and contribute to its significance. The church (1089268) relates to historic settlement dating from

the 13th and 14th centuries, although it was restored during the 19th century, and is also associated with the 18th- and 19th-century tombs (1089227 and 1153596) and the 19th-century former vicarage (1341394). Beyond these, the farmhouses (1089230, 1153591 and 1341395) indicate the prominence of rural and agricultural buildings in the village and the surrounding area. The other listed buildings (1089228 and 1089229) relate to post-medieval settlement in the area. Due to their architectural, historic and group interest, the conservation area and associated listed buildings are considered to be of **high significance**. The site is separated from the conservation area by a band of agricultural land which sits outside of the allocation. The field boundaries in this area provide vegetation that screens much of the site in views from the conservation area. However, the topography of the area means that the northern and western edges of the conservation area share intervisibility with the western and southern parts of the site, while the south-east of the site is visible from the western entrance to the conservation area. Views from the site looking towards the conservation area take in the tower of All Saints Church (1089268) and Church Farm in the western part of the conservation area. The agricultural buildings surrounding the farmhouse (1153591) at Church Farm screen it in views from the site. There are also some glimpsed views of the Grade II listed No. 90 and 91, Preston Village (1089229) in the eastern part of the village, from within the site.

The Cirencester South conservation area (CONARA/144) is located c. 730m to the west of the site and covers the southern extent of the historical town, representing its 18th century and later expansion southwards, almost filling the entire area of low-lying and boggy common land and waste ground that had been defined by the walls and ramparts of the Roman town (*Corinium*). The conservation area incorporates three Grade II* and 29 Grade II listed buildings that contribute to its character and significance. Although there have been alterations and additions to many of the listed buildings, these retain and form part of their historical character within the conservation area. Within the study area, these listed buildings comprise five buildings of Grade II status that form part of its post-medieval development and links to the surrounding landscape, including the River Churn to the south-west of the site:

- 1205389 - Rose Cottage
- 1280751 - 10, City Bank Road
- 1280970 - The Old Mill House
- 1298663 - Cotswold Club and attached railings
- 1298699 - 12, City Bank Road

The conservation area appraisal identifies that its significance lies in its context of mostly 19th and 20th century development on relatively flat land with a mixture of residential, community and industrial uses. This includes the informal grid pattern of its layout, the form and character of the buildings, open spaces and mature trees that form a green backdrop enclosing and compartmentalising the area. Views within the Cirencester South conservation area are concentrated within its area but also include longer range views to its north-west. None of these incorporate views of the site. A number of issues face the conservation area as a result of demolition and redevelopment, including inadequate enclosure and the loss of boundary features; poorly maintained buildings; poorly proportioned and sited 20th century commercial buildings; visual clutter; and inadequate interpretation of the area's archaeology, architecture and history. Due to its architectural and historic interest, as well as the group value of the listed and historic buildings in this area, the conservation area and its associated listed buildings are considered to be of **high significance**. The presence of modern built development to the east of the conservation area (and west of the site), separates the conservation area from the rural landscape that would have facilitated an understanding of its development within its original context. In addition to this, the tall hedgerow on the western boundary of the site restricts intervisibility with the conservation area from the site's internal area. As such, the conservation area (and its listed buildings) is unlikely to be affected by the proposed allocation and have been scoped out from further assessment.

Scheduled monuments

To the west of the site, the scheduled monument of *Corinium* Roman town (1003426) lies c. 790m from the site at its closest point. The scheduled monument relates to some of the above- and below-ground remains associated with the Roman town that developed here from the 1st century AD and became the capital of the Cotswold region and second-largest town in Britain. While remains of the Roman town (400) were defined by its walls, associated remains, including cemeteries, extend to the north-east along the Fosse Way Roman road (6491), with further settlement, enclosures, a field system and finds (4773 and 4774) extending towards the south-western corner of the site. Remains within the area of the scheduled monument include those of the town (forum, basilica and residential districts), its walls and the amphitheatre. Due to its archaeological and historic interests, which relate to its ability to provide information about the Roman settlement, the scheduled monument is considered to be of **high significance**. The scheduled monument is separated from the site by modern development.

The scheduled monument of Tar Barrows (1003418) lies *c.* 820m to the north-west of the site, on the south-west facing slope of higher ground to the north-east of Cirencester. This monument relates to two areas of earthwork and the buried remains of prehistoric or Roman round barrows, with the southern area also including the buried remains of a Roman or earlier funerary and ritual site, including the possible presence of a temple or shrine that would have served the local population at *Corinium*. Surface scatters of 5th-9th century AD pottery have also been recovered from the area. Due to their archaeological and historical interest, the rarity of these features, their identified survival as both earthworks and as buried remains visible through geophysical survey, and their group value with other Roman monuments to the west, these remains are regarded as being of **high significance**. Post-medieval quarrying has resulted in some damage to both the earthworks and the area of buried remains. Despite the topography of the area, the scheduled monument is separated from the site by the intervening modern development and is unlikely to be affected by development within the proposed allocation and has been scoped out from further assessment.

Listed buildings

In addition to the listed buildings that lie within the conservation areas, a further 10 Grade II listed buildings are located within the study area, with these principally including associations with scattered isolated farmsteads and settlement within the wider agricultural landscape surrounding the site.

To the north-east of the site, these comprise the early 18th century Norcote House (1089267) as well as the late 18th/ early 19th century farmhouse (1089266) and barns (1089265 and 1304246) at Norcote. Due to their high levels of architectural and historic interest, these are considered to be of **high significance**. The current planting along the field boundaries and the intervening roads, as well as the intervening distance, means that there is some separation between these buildings and the site, and that there is no intervisibility between them.

The historic farmstead at Forty Farm lies *c.* 540m to the south-west of the site. The farmstead contains the 17th century Forty Farmhouse (1341396) and its associated barn (1089231). Originally, this farmstead would have been one of the discrete isolated farmsteads that characterised settlement in this part of the study area. Due to the architectural and historic interest of these buildings and their group value with one another, these buildings are considered to be of **high significance**. During the 20th century, the area to the immediate north of these buildings contained further agricultural buildings. The complex to the immediate north of these buildings saw minor adjustments during the 21st

century, and outline planning permission has now been granted for residential development further to the north. The intervening copse of trees (to the north-east of the buildings) prevent views from these listed buildings looking towards the site.

Further to the south, is the Grade II listed Preston Mill (1089264), which lies c. 820m from the site. The list entry relates to a 17th/ early 18th century millhouse and late 18th/ early 19th century mill. The mill sits over and was related to the mill waters of the River Churn. Due to its architectural and historic interest, this asset is considered to be of **high significance**. The listed building is separated from the site by the A419 (Cirencester Road) and existing development on the western edge of Preston. As such, it is unlikely to be affected by development within the proposed allocation and has been scoped out from further assessment.

A further Grade II listed building, Golden Farm Public House (1298727) lies c. 860m to the west of the site. This building is of late 17th century/ early 18th century date and comprises a building associated with the historic farmstead of Golden Farm. Due to its architectural and historic interest, this asset is considered to be of **high significance**. The intervening modern development separates this building from the agricultural land of the proposed allocation, and as such, it is unlikely to be affected by development within the site and has been scoped out from further assessment.

To the north of the site, Stow Lodge (1187419) comprises an early 19th century lodge that sat on the eastern edge of the woodland of Hare Bushes, with views historically focused to the east (away from the site). Woodland continues in the area to the south, which in addition to the A429, provides separation between this building and the site. To the south-west of Stow Lodge, is an 18th century milestone (1187417). The milestone relates to the 18th century turnpike road that continued the use of the line of the Fosse Way. Due to their architectural and historic interest, these assets are considered to be of **high significance**. They are separated from the site by distance, the A429, and existing planting and development. These assets are unlikely to be affected by development within the proposed allocation and have been scoped out from further assessment.

Significance of non-designated heritage assets in the site:

Several non-designated heritage assets have been recorded within or immediately adjacent to the site (Figs C164A.3-6):

- An area of possible Mesolithic settlement (12642) has been identified through fieldwalking in the north of the site. Geophysical survey and trial

trench evaluation within this area identified linear features and possible pits of Mesolithic, Neolithic, Bronze Age and Roman date, as well as Bronze Age flint, with further prehistoric finds and segmented ditches immediately to the east of the site. A further flint scatter (32901) is also located in the north of the site. Remains associated with these are considered to be of **low to medium significance** due to their archaeological and historical interest.

- The route of a Roman road (5963) may have extended along the alignment of Kingshill Lane on the western edge of the site. As a result of its archaeological and historic interest, as well as its connections to the wider Roman road network, remains associated with the road are considered to be of **medium significance**.
- The medieval or post-medieval agricultural landscape is also reflected through the presence of ridge and furrow cultivation (51241 and 51243) that has been identified through aerial photographs across the north-west and south-east of the site and extending into the surrounding landscape. Most of this has been plough levelled. Due to the fact that they form part of the wider pattern of historic agriculture within the area, these are considered to be of **low to medium significance**. By the post-medieval period, this agricultural landscape also included drainage ditches (33307) that extend into the south of the site. These are considered to be of **low significance** due to their historic interest.
- The alignment of the 18th century turnpike between Cirencester and Lechlade (3358) is preserved within the route of the A417 London Road which passes along northern edge of the site, and the former route of the 19th century Midland and South-Western Junction Railway (4944) passes through the northern part of the site. These are considered to be of **low significance** as a result of their historic interest.

Significance of non-designated heritage assets in the environs of the site:

The GHER records a further 182 non-designated heritage assets within the 1km study area (Figs C164A.3-6), dating from the Mesolithic period onwards. These include remains associated with a Bronze Age funerary landscape; prehistoric settlement and enclosures; the Roman town of *Corinium*; further Roman settlement, field systems, enclosures and cemeteries; and the routes of Akeman Street, Ermin Street and the Fosse Way Roman roads, whose alignments have continued to be used as routeways. They also include early and later medieval settlement; post-medieval settlement, quarrying, turnpikes and railways; further medieval and later agriculture; historical farmsteads; and a Civil War grave.

These indicate that the site lies within a landscape that is known for both its prehistoric and Roman activity, with historical scattered isolated farmsteads and settlement and wide areas of medieval and post-medieval agricultural practices, across the area. Owing to their archaeological interest, assets dating from the prehistoric to later medieval periods are generally considered to be of **low to medium significance**, while any deposits/ materials dating to the post-medieval agricultural use of the study area are of comparatively **low significance**. Where the GHER refers to designated heritage assets such as listed buildings, scheduled monuments these remains are considered to be of **high significance**.

Historic landscape character of the site (and significance):

The Preston Neighbourhood Plan identifies that most of the parish consists of undulating arable fields that are typical of the Cotswold landscape, with hedges and walls forming their boundaries and that incorporates copses that break-up the skyline. The arable nature of the land is recognised as helping to maintain the rural feel of the parish, something that is noticeable on the site with the area being quiet other than road noise and the occasional aircraft. The geographic separation created by the break in built development between Cirencester and Preston was also identified as something that needs to be retained as it helps to maintain the village's separation from Cirencester. The Landscape Character Assessment (LCA) associated with this identified that this landscape included uniformity in the defining features such as rectilinear woodland copses and hedgerows along field boundaries, and that while there is a historic road network across the area, the modern roads split the landscape into smaller parcels that can be experienced, with the site forming most of the area experienced alongside the Preston conservation area (CONARA/067).

The Historic Landscape Characterisation (HLC) for Gloucestershire, the Cotswolds Area of Outstanding Natural Beauty (AONB) and Wye Valley AONB describes the historic landscape character of the site as 'Less regular organised enclosure partly reflecting former unenclosed cultivation patterns (A4p; Fig. C164A.7). The 'p' suffix indicates that parliamentary enclosure was undertaken within the parish. This covered all of the site and extended across much of the eastern part of the study area, with further enclosed land (A2, A3, A3x and A4) comprising much of the surrounding area. This landscape extends to the east and partly reflects the former unenclosed cultivation pattern. This enclosure pattern includes boundaries of a later date (18th century or later) that now form a defining characteristic of the landscape, with the land remaining extensively ploughed since it was enclosed. Within the site, the agricultural character continues and includes evidence associated with the traces of earlier

cultivation through the evidence of ridge and furrow cultivation identified within the GHER (51241 and 51243). While to the south and east of the site, this landscape includes settlement with medieval or earlier origins (G2) and whose extents had been defined by the 19th century (G3), the modern extent of Cirencester (G4) has extended into the former agricultural land and sits only c. 350m to the west of the site, separated only by a single field now forming part of school grounds and used for recreation.

Within these, settlement at Preston to the south of the site includes elements of medieval or earlier origin (G2), with the extent of the historic core defined by the 19th century (G3), while surviving early woodland (C1?) forms the landscape associated with Stow Lodge (1187419) to the north, and the designed ornamental landscapes (F1) associated with Norcote House (1089267) lies to the north-east. Overall, the historic landscape character type within the site is considered to be of **low significance**.

Contribution of the site to the significance and setting of known heritage assets:

The surrounding agricultural landscape, of which the site is a part, forms the setting of the village of Preston and its conservation area (CONARA/067), helping its historic rural context to be understood. The landscape character assessment for the village highlights the importance of the connection between the settlement and surrounding agricultural landscape which is preserved by the open green space visible between gaps in the houses within the development. Additionally, the undeveloped rural landscape surrounding the village plays a role in preserving its historic linear form and retaining the settlement's separation from Cirencester. The site forms part of the agricultural land to the north of Preston but is separated from the village by a band of agricultural land. It comprises an open rural landscape that extends across raised ground, which is visible in views on the approach into the conservation area, with intermittent visibility between houses and through planting from within the conservation area. Historically the site would have been within the parish of Preston and would have been farmed by its inhabitants. The site is considered to make a **high positive contribution** to the setting of the conservation area, contributing to understanding of the village as a small agricultural community that was distinctly separate from Cirencester.

The site is also considered to contribute towards the setting of the listed buildings within the conservation area. The immediate setting of All Saints Church (1089268) includes the historic churchyard plot, as well as the monuments within the churchyard (1089227 and 1153596), which is defined by its wall and the surrounding settlement. The site forms part of the wider setting

of the church and the church tower is prominent in views looking across the site. A footpath extends north from the churchyard into the fields that separate the village from the site and connects to a farm track that extends into the southern part of the site. Views of the church from this footpath allow the church and surrounding settlement to be appreciated within their historic rural setting. While the site is not visible alongside the church in views from the footpath to the south of the site, it contributes to the more general rural and agricultural context while experiencing these views and make a **low positive contribution** to the setting of the church and conservation area. Views of the church and conservation area from elsewhere within the site are restricted by planting and therefore other parts of the site make a lesser contribution to this aspect of the setting of these assets.

The approach to, and principal façade of, Church Farmhouse (1153591) is orientated to the south (away from the site), and its immediate setting is principally defined by its farmstead plot, which was developed during the 20th and 21st centuries making the farmhouse less appreciable as a former farm building. The site forms part of the historic agricultural landscape which would historically have surrounded the farm. This landscape (of which the site forms part) makes a **low positive contribution** to the setting of Church Farmhouse although the scale of this contribution is reduced by the limited intervisibility between the farmhouse and the site.

The visibility of the church tower and 90 and 91, Preston Village (1089229) reinforces this rural association. Numbers 90 and 91 are partially visible in views from the site; views which look across the agricultural land that separates the site from the allocation and allows the buildings to be appreciated as part of a small rural village. This makes a **low positive** contribution to the setting of these assets.

While intervisibility with the other buildings within the conservation area (1089228, 1089230, 1341394 and 1341395) is more restricted due to the presence of trees and other buildings, its agricultural nature of the site contributes to their rural setting, especially of the farmhouse (1341395), helping them to be appreciated as part of a small rural village. As such, the site makes a **low positive** contribution to their setting.

The site forms part of the rural agricultural landscape that separates the discrete farmstead and settlement at Norcote from Cirencester to the west and Preston to the south. The planting and orientation of boundaries shown on historical maps suggest that the principal view from Norcote House (1089267) was to the south, and historically this view may have incorporated the eastern part of the site. However, the presence of high hedges in the area, as well as

the modern A417, blocks views of the site from Norcote within the modern landscape. The site and surrounding agricultural landscape cumulatively make a **low positive** contribution to the setting of the isolated settlement at Norcote, including its Grade II listed buildings (1089265, 1089266, 1089267 and 1304246) by preserving its rural character and separation from the surrounding settlements.

The site forms part of the wider agricultural landscape surrounding the historic farmstead at Forty Farm as historic farmland within the parish of Preston. There is currently no intervisibility between the site and the listed buildings associated with Forty Farm (1089231 and 1341396) and there is currently surviving agricultural land to the north, east and west of the farm (outside of the site) which allows these assets to be appreciated as a former farm building set within agricultural land. While the agricultural land within the site would have formed part of the wider agricultural landscape surrounding the site, there is currently no intervisibility between the farm buildings and this landscape. Due to the lack of intervisibility and distance between the site and the assets at Forty Farm the site is considered to make a **neutral contribution** to their setting.

The proposed allocation is separated from the scheduled remains of the Roman town of *Corinium* (1003426) by the intervening distance, modern development and planting and there is no intervisibility between these areas. However, as the GHER records evidence of Roman activity, including further settlement and field systems, connecting these two areas, the site is considered to have the potential to contain archaeological remains which may provide insight into the relationship between the town and its hinterland. This connection is reinforced by the Roman road adjacent to the site boundary which connects to three Roman roads that head into Cirencester. Any Roman remains found within the site could make a **low positive** contribution to the setting of the scheduled monument (1003426).

The Cirencester South conservation area (CONARA/144) and its associated listed buildings, as well as the scheduled monument of Tar Barrows (1003418), and the other listed buildings (1003418, 1187417, 1187419, 1298727) within the study area, do not share historic or visual connections with the site. The significance of these designated heritage assets derives from their architectural and historic interests and relationship with one another rather than from any visual, spatial or historical relationship with the site. As such, the site makes a **neutral** contribution to their setting.

Impact assessment:

Having identified the surrounding designated heritage assets and assessed the site and its context, this assessment concludes that the site makes a high positive contribution to the setting of Preston conservation area (CONARA/067) and a low positive contribution to the setting of listed buildings associated with the settlements at Preston and Norcote. The site contributes to the setting of these assets primarily by contributing to their distinct identities as separate rural communities. The site also has the potential to contain archaeological remains that could contribute to the setting of the scheduled Roman town (1003426).

The site forms part of the rural landscape to the north of Preston conservation area (CONARA/067). This incorporates the Grade II* listed building of the parish church (1089268) as well as the Grade II listed buildings (1089227, 1089228, 1089229, 1089230, 1153591, 1153596, 1341394 and 1341395) associated with the historic development of the village and its agricultural setting. Due to the scale and extent of the proposed allocation, and the intervisibility between the north of the conservation area and some of these listed buildings (1089268 and 1089229) within the site, it would be difficult for development not to impact the setting of these designated heritage assets. Although development within the site would extend the built edge of Cirencester further to the east, and erode some of the separation between Cirencester and Preston, agricultural land to the south of the site would retain some of this separation. As a result, development within the proposed allocation has the potential for **less than substantial harm** to the setting and significance of the conservation area and its associated listed buildings. However, the scale and extent of the proposed allocation would bring a large change to the historic character of the area to the north of the village. Although this impact could not be fully removed, the scale of the impact could be reduced through consideration of the historic landscape and settlement pattern within the layout, as well as the use of green space and the associated use of sensitive design within the built development.

The site forms part of the wider rural landscape outside the Roman town of *Corinium* (1003426), with the Roman road network providing connections between it and the town. As such, the site has the potential to contain extramural activity associated with the Roman town. Development within the site would remove any such remains, and without appropriate investigation and recording, this could result in **less than substantial harm** to the setting of the scheduled monument.

The site forms part of the rural landscape that allows the discrete isolated farmstead and settlement at Norcote, and its listed buildings (1089265,

1089266, 1089267 and 1304246), to be appreciated. Although development within the site would reduce this separation, its area is constrained by the modern road (A419) that already provides a constraint to the appreciation of the area, as identified in the LCA, and agricultural land would remain in the intervening area (outside the site). As a result, development within the site would have the potential to cause **less than substantial harm** to the setting of the discrete settlement at Norcote.

Although the site forms part of the agricultural landscape around the Grade II listed buildings at Forty Farm (1089231 and 1341396), redevelopment that has taken place in the area to the north, as well as the screening afforded by the intervening planting, separates them from the site. The rural setting of the farm would also be protected by the agricultural land which separates the site from Forty Farm (outside the site). Due to this separation and absence of intervisibility, development within the site would result in **no harm** to the setting of these Grade II listed buildings.

Development of the site would have **no harm** to the Cirencester South conservation area (CONARA/144) and its associated listed buildings (1205389, 1280751, 1280970, 1298663 and 1298699) as there are no direct historical associations between them and the site, modern development provides separation, and the surrounding rural landscape incorporates trees and hedges that preclude intervisibility. For similar reasons, the development of the proposed allocation would have **no harm** to the scheduled monument associated with Tar Barrows (1003418) or the other listed buildings within the study area (1003418, 1187417, 1187419 and 1298727).

Previous archaeological investigations within the site have been limited to a site assessment (EGC258) in the centre of the site and a geophysical survey and trial trench evaluation (EGC257) in the north. As well as the evidence that these produced finds and features associated with the Mesolithic, Neolithic, Bronze Age activity of the area (12642 and 32901), known remains also relate to medieval and later agricultural practices (33307, 51241 and 51243) are known in the north-west and south-east of the site, and the route of a Midland and South-Western Junction Railway (4944) across the north, as well as Roman (5963) and turnpike (3358) roads adjacent to the site. Given the extent of ground disturbance likely to arise, development within the site will almost certainly impact upon surviving below-ground archaeological assets through the truncation, removal and loss of archaeological legibility of the remains, as they will probably sit just below the subsoil and cut into the natural deposits. This has the potential for **substantial harm** to the archaeological resource, both within the site and the wider study area, and would be permanent. Without

appropriate mitigation measures, any development that disturbs the archaeological heritage assets is unlikely to satisfy relevant national and local planning policy objectives.

The HLC of the site comprises part of the enclosed fields of a much wider agricultural landscape. The site is currently enclosed land that is not under cultivation but may be in a fallow year. The hedgerows within and surrounding the site form part of the character of the landscape and screen parts of the site from the wider landscape and the buildings within. The site covers most of Area 4a identified in the LCA for the Preston Neighbourhood Plan. This identified that the rural landscape permeates into the village from the north, with intervisibility incorporating views south from public footpaths and views north (between vegetation) from the village. With the site comprising agricultural land that contributes to this character, development within the potential allocation has the potential to cause **less than substantial harm** to the low significance HLC type of the area and would lead to a change in the historic landscape character. Given the scale and extent of the proposed allocation, this harm would not be able to be fully mitigated against, but the scale of the impact could be reduced through the use of strategic green space and sensitive layout and design considerations.

Cumulative impacts deriving from the allocation of the site:

Due to the presence of a second large-scale proposed allocation to the south of Preston (R519/650), there is the potential for a cumulative impact on the separated and linear settlement character of the Preston conservation area (CONARA/067). Despite the proximity of both potential allocations to the conservation area, as well as the potential loss of rural land to both its north and south, due to the continued presence of some rural land between the conservation area and the two proposed allocations (outside the sites), as well as the trees and hedges in the intervening area, this cumulative impact has the potential for **less than substantial harm** to the significance of the conservation area.

Recommendations for minimising harm and maximising enhancement:

The proposed allocation extends to within 250m of the Preston conservation area and sits within the setting of Grade II* and Grade II listed buildings. It forms part of the agricultural landscape which permeates into the Preston conservation area and contributes positively to the rural character of these assets. It also helps to preserve the separation between areas of discrete and linear settlements and farmsteads that make up the historic settlement pattern

to the south and south-east of Cirencester. Development is therefore likely to cause heritage harm, which cannot be fully avoided given the scale of the allocation. However, the following measures should be used to reduce harm and maximise opportunities for enhancement.

Due to its proximity to the Preston conservation area to the south, as well as multiple listed buildings at Norcote to the north-east, the southern and north-eastern parts of the site are the most sensitive. An existing area of green land remains in the intervening area (outside the site), that would retain some separation between the site and Preston. A gradual reduction in density of buildings should be incorporated on the southern limit of the development, as well as along the eastern and northern site edges, in order to soften the transition between built development and the surrounding countryside in views from these directions. This should incorporate larger plots, open space and a softer settlement edge. This would help to maintain the rural setting of Preston and preserve some of the separation between settlements. Planting along London Road and the A417 to the north and north-east of the site should also be maintained and enhanced in order to maintain the planting that currently prevents views of the site from the listed buildings at Norcote. Building heights should also be restricted, especially in the north-east of the site in order to prevent development from becoming visible from Norcote.

The existing planting along the site boundaries should be retained in order to maintain screening between heritage assets further afield.

To reduce the impact of the allocation, development should respond to the differing sensitivities across the site with lower density development, landscape planting and field boundaries used to create a softer transition at the southern, eastern and northern edges. Where possible, areas of green infrastructure and planting, incorporating the retention of field boundaries, should be used to break up development and landscape buffers should be used to soften the edges of development. The alignment of development could reflect that of the Roman road to the west or the historic field boundaries in order to retain a historic connection. Building styles should reflect those of Preston and the surrounding farmsteads and pockets of settlement. Building heights should be restricted to respect the dominance of trees in the surrounding skyline and help preserve the rural character of views of the surrounding landscape and to preserve views from surrounding heritage assets. The use of local vernacular building designs and materials, including stone walls may help to retain some of the rural character. Where employment space is to be developed, its design, layout and materials should be agricultural in appearance and respect the local

vernacular. Where edges of built development are visible, native trees and hedges should be planted in order to soften their edges.

The Cotswold Design Code and a sensitively designed masterplan and development template should be used to ensure that development is built to a high standard, and that green infrastructure and suitable landscape provision is made across the site.

A heritage impact assessment (Orion 2026) has been carried out for the site. Considering the archaeological potential of the site and previous archaeological investigation within its area having been limited to geophysical survey and trial trench evaluation (EGC257) in the north of the site, it is recommended that a programme of geophysical survey and archaeological evaluation trenching is carried out across areas that have not yet seen investigation. This should be undertaken pre-determination of any planning application. This would help to understand the extent and character of the surviving archaeological assets and would inform a strategy to mitigate the impact of any subsequent development upon them. Development should only occur after appropriate archaeological investigation has taken place, the full extent of impact is understood, and a strategy of mitigation is agreed with the Gloucestershire Planning Archaeologist.

Conclusions and suitability:

This assessment has identified that development within this potential allocation could result in **less than substantial harm** to the significance of a conservation area, scheduled monument, listed buildings and the historic settlement pattern of the area and without appropriate mitigation it could also result in **substantial harm** to archaeological remains within the site. Although it would not be possible to prevent development of the scale and extent proposed for this allocation from causing some level of harm, it may be possible to reduce the scale of its impact through appropriate design mitigation, including the use of sensitive, considerate design in the final development proposals.

There is also the potential for cumulative harm to be caused by development within this proposed allocation in conjunction with one to the south of Preston.

Heritage Constraint Rating: **Moderate**

The site is considered to have an overall heritage constraint rating of **Moderate** (i.e. the site contains historic environment constraints but is suitable for development subject to recommended mitigation or design controls). The south and north-east of the site are the most sensitive to development. A reduction in potential harm could be achieved through design mitigation measures and a

programme of archaeological investigation but would not entirely prevent it due to the proposed scale of the allocation.

It is considered that the proposed allocation is suitable for development subject to design and layout controls. Development should respond to the differing sensitivities across the site, with lower density development, landscape planting and the retention of existing field boundaries used to soften the transition between the allocation and the surrounding countryside, particularly towards Preston and along the southern edge of the site. This would help to reduce visual impacts and help to preserve the rural character of the area. However, given the scale and extent of the proposed allocation, it would not be possible to fully mitigate this harm.

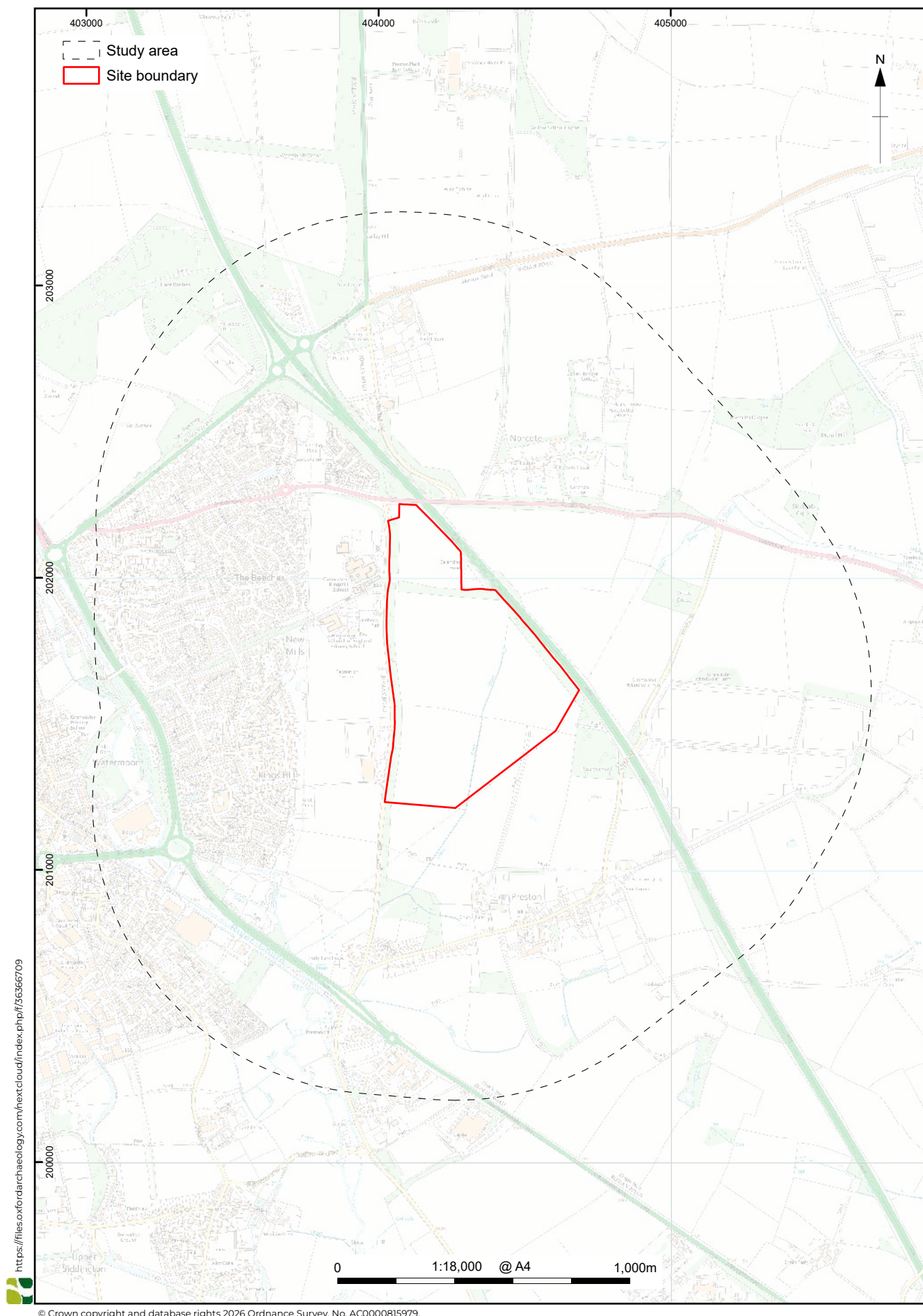
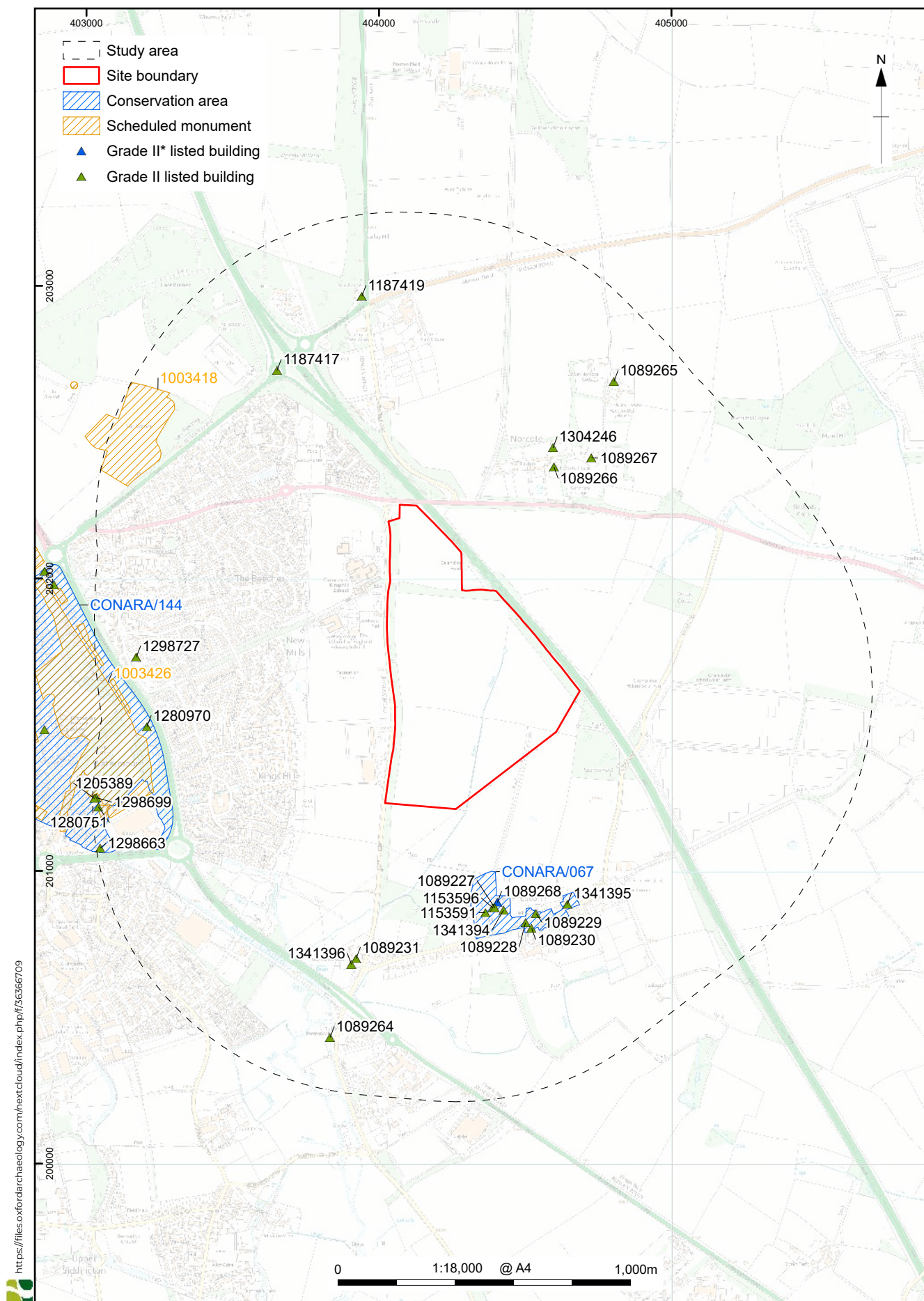


Figure C164A.1: Site location



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Figure C164A.2: Designated heritage assets within the study area

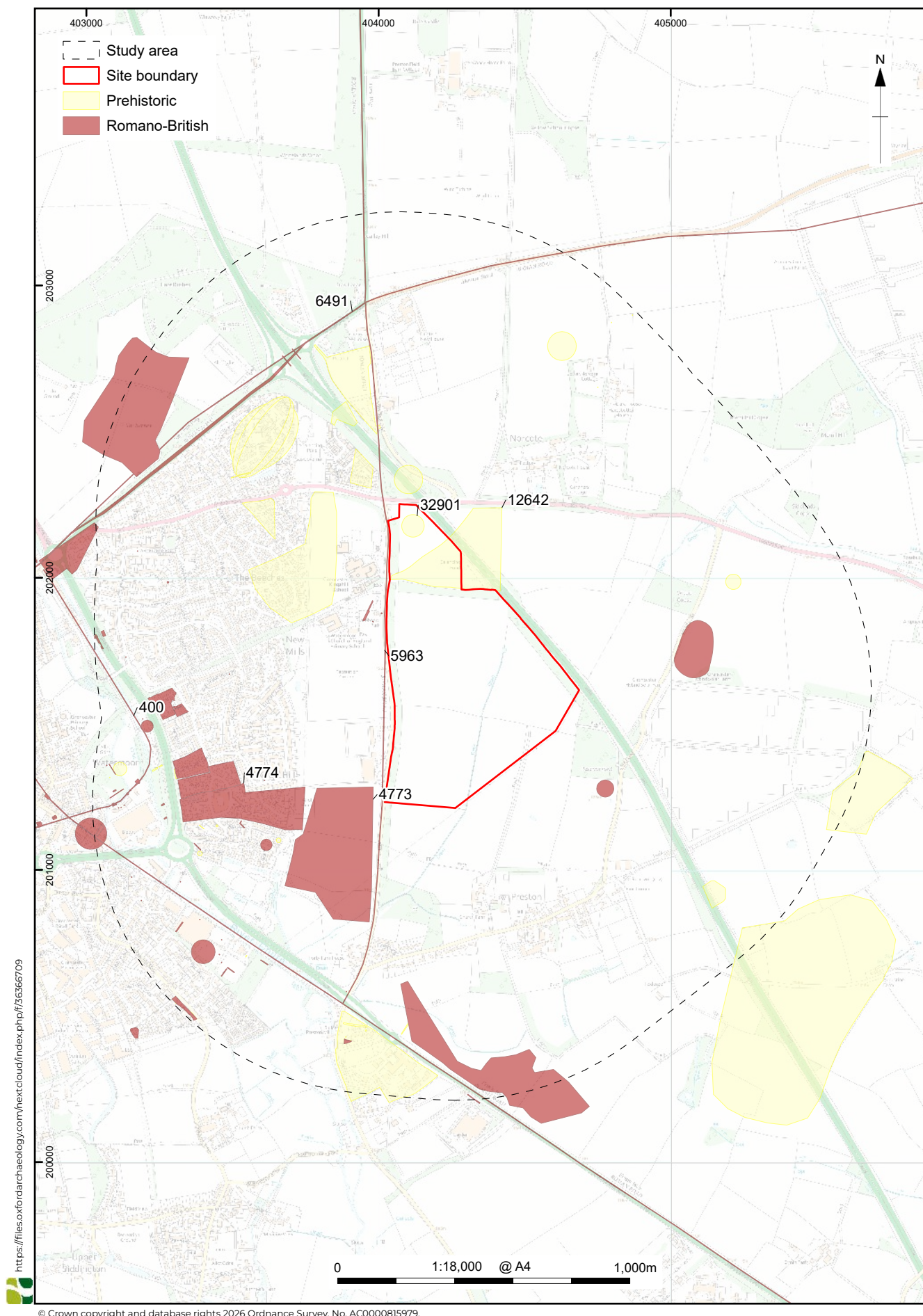


Figure C164A.3: Prehistoric and Romano-British non-designated heritage assets within the study area

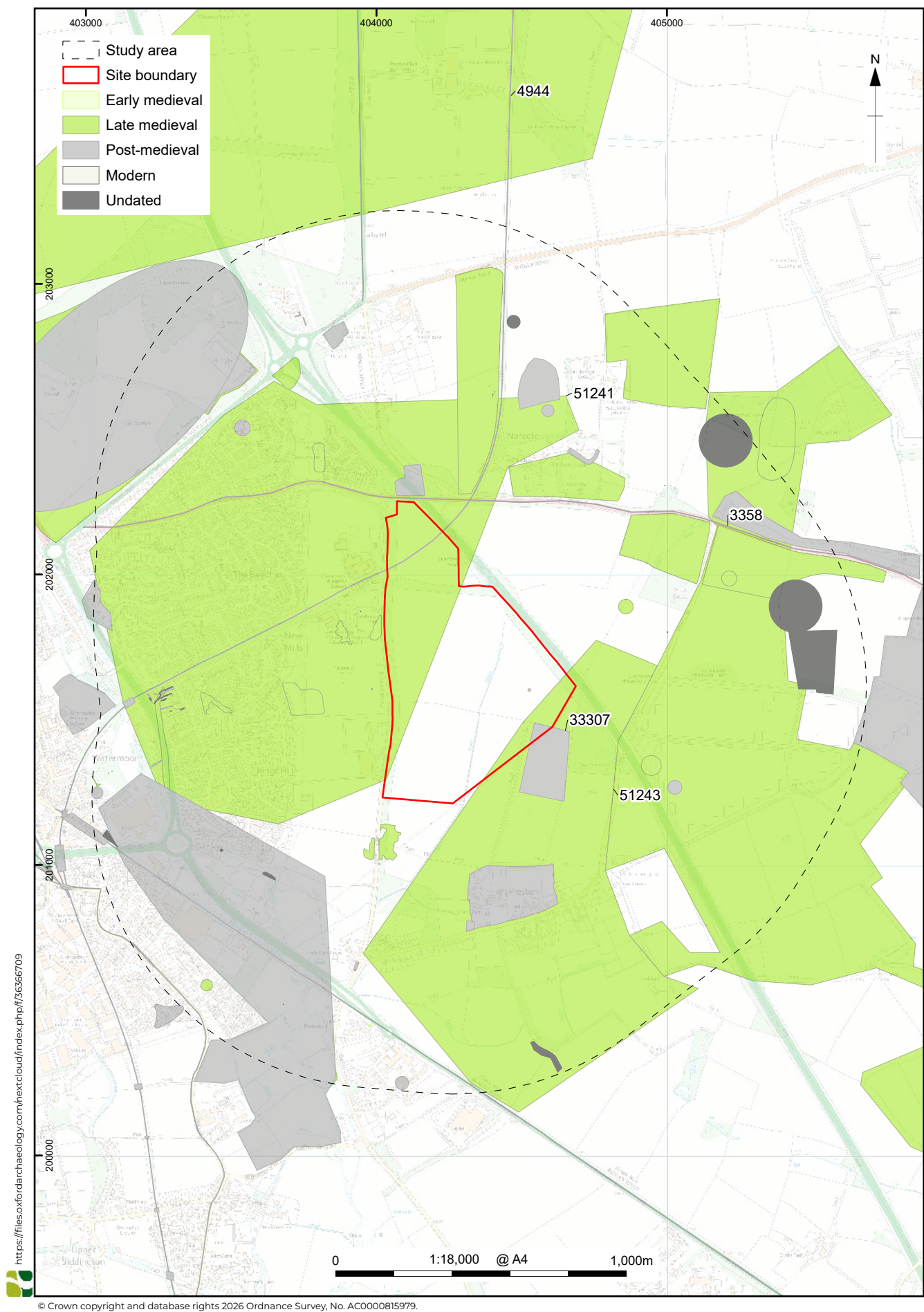


Figure C164A.4: Medieval and later non-designated heritage assets within the study area

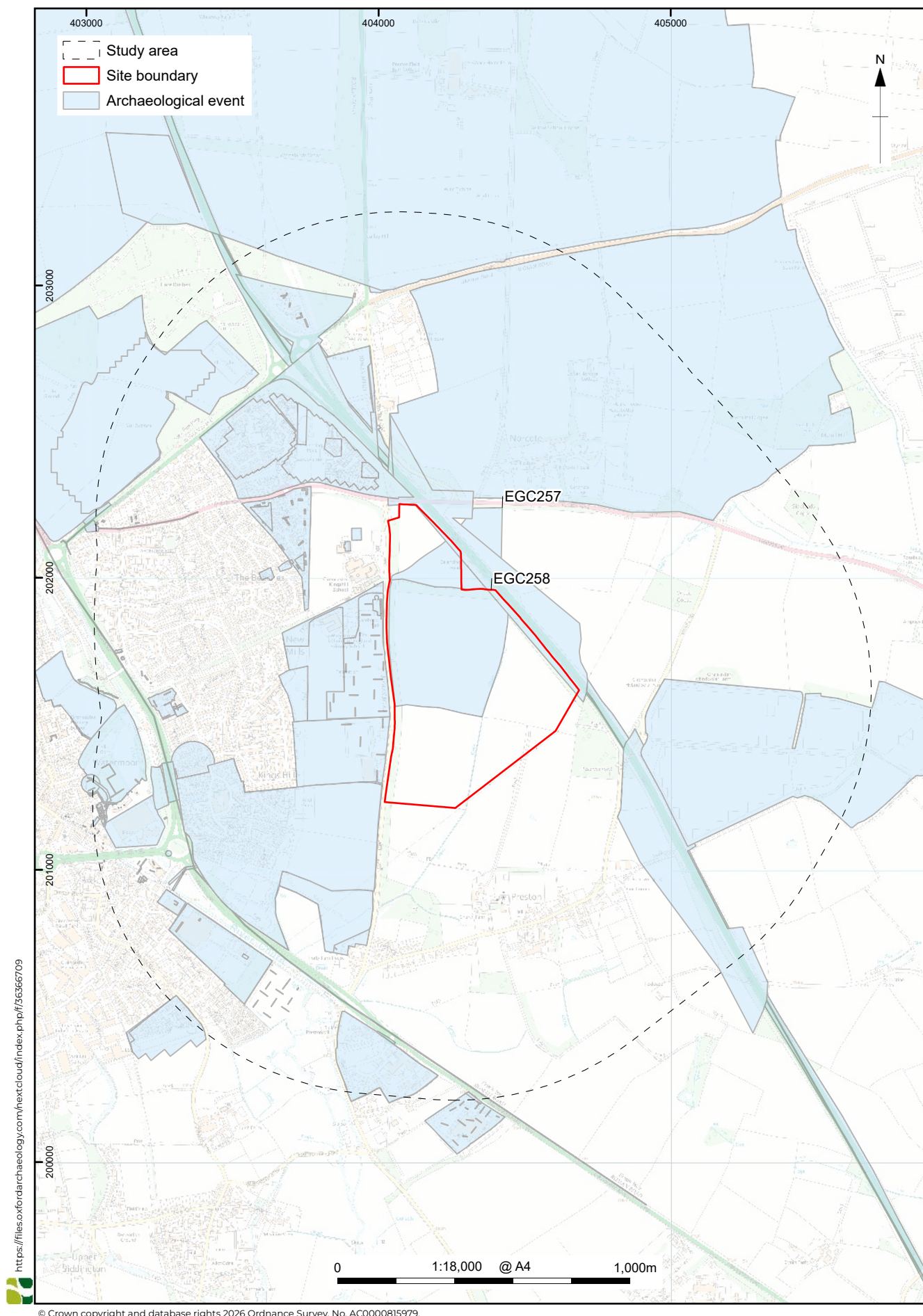


Figure C164A.5: Archaeological events within the study area

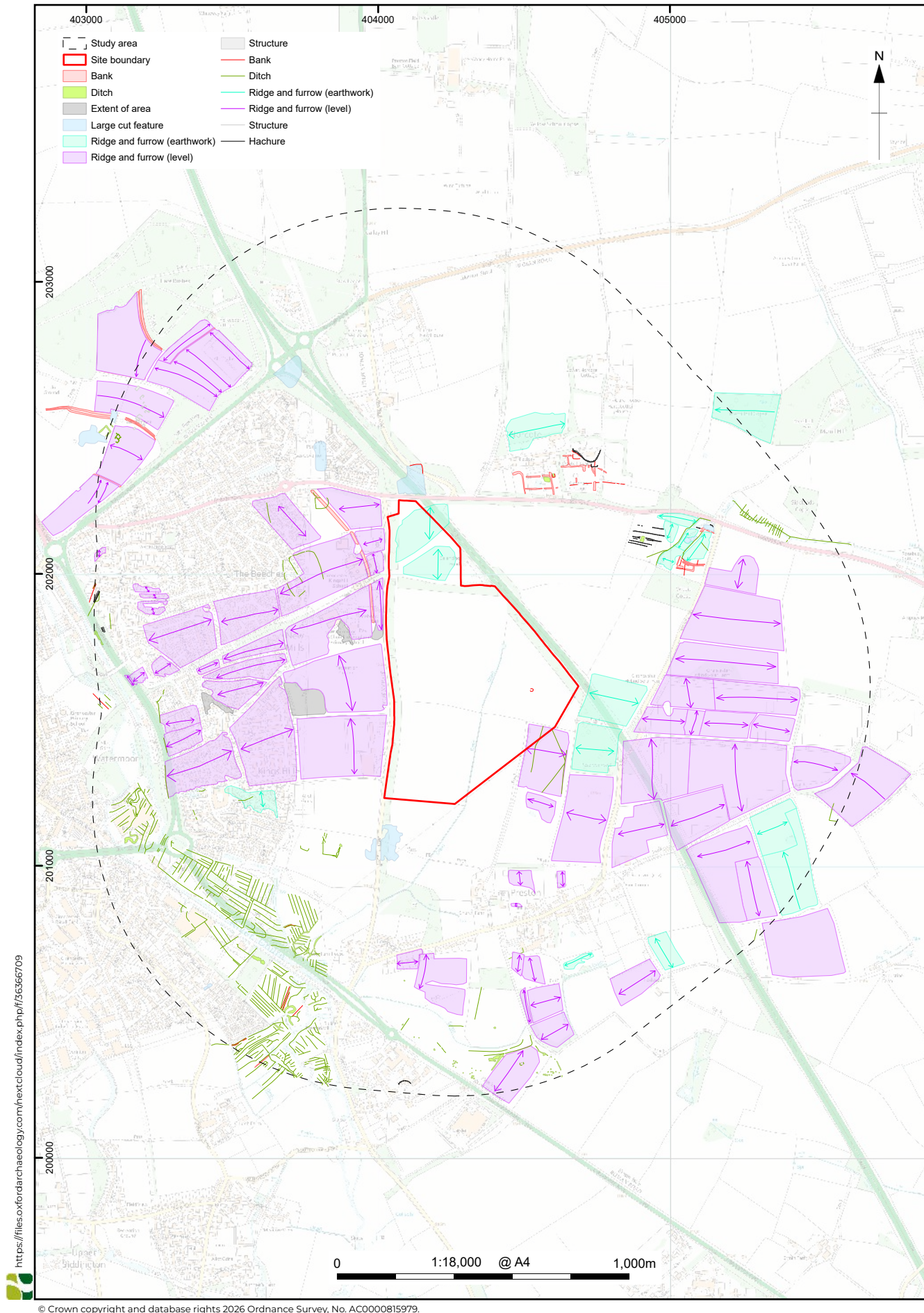


Figure C164A.6: NMP data within the study area

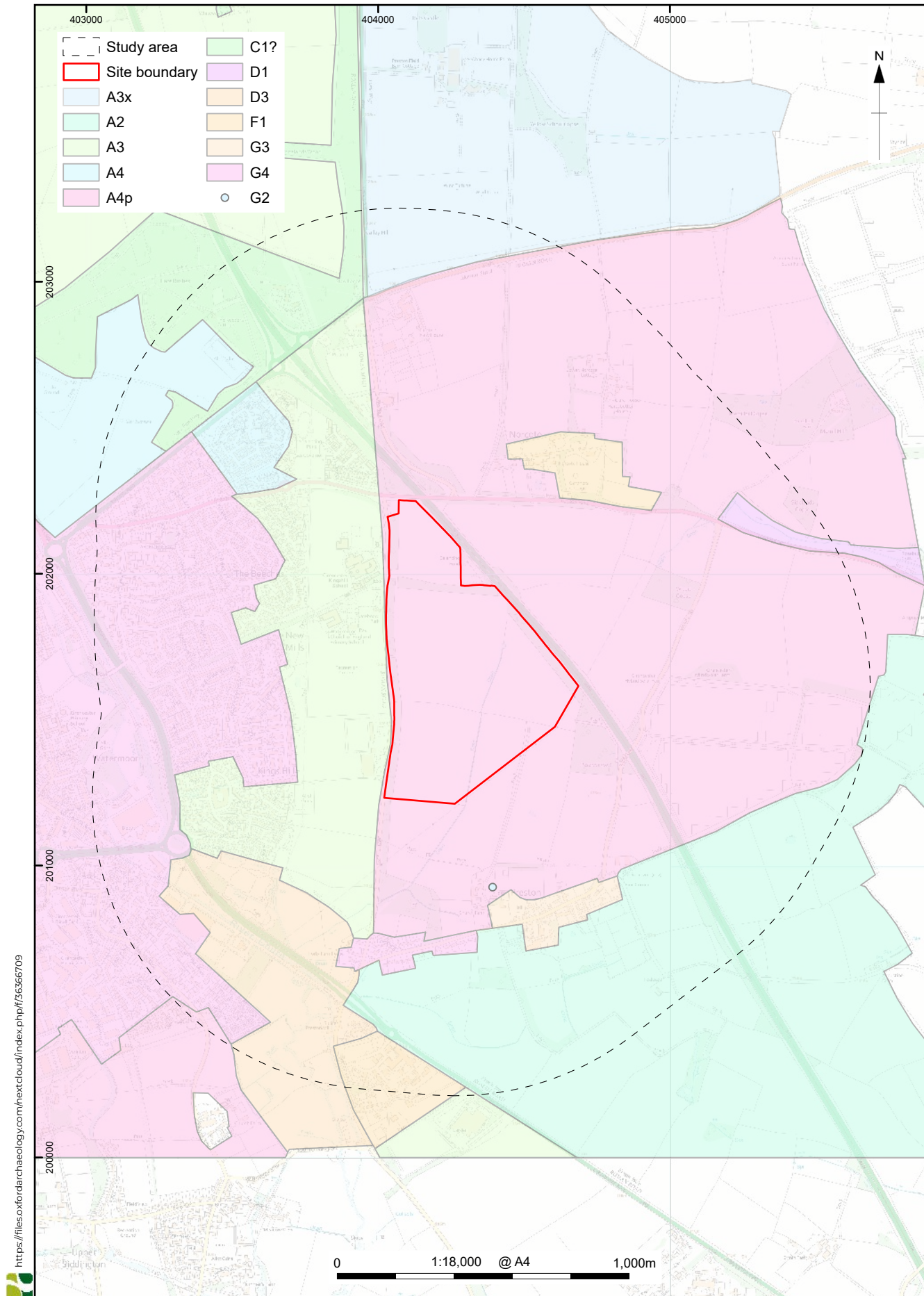


Figure C164A.7: Historic landscape characterisation of the study area

Site reference	C190
Settlement	Cirencester
Site name	Strategic extension to the south of The Steadings
Related policies	-
Proposed allocation use	Mixed use: residential development and employment area
Number of dwellings	1,540
Employment area	2.1ha

Brief description of site:

The site covers an irregularly shaped area of c. 116.6ha that lies c. 500m to the south-west of the edge of Cirencester, c. 1.2km from its historic core, and in the Cotswolds District of Gloucestershire (Fig. C190.1).

The site comprises 14 fields of agricultural land that are separated by a network of hedgerow boundaries and are currently under arable cultivation, other than two fields in the centre of the site (corresponding to the area of a scheduled monument) that are currently grazed, and the eastern field which is overgrown grass/meadow. The site extends to the A433, A429 and Spratsgate Lane, with hedgerows and woodland corridors forming its boundaries and further agricultural land and areas of woodland beyond. Tall hedgerows are present along most of the northern edge of the site, as well as along parts of its southern edge, the railway embankment to the south and south-east, and within the site. Drystone walls also form part of the northern and southern boundaries. The southern boundary of the site also partially follows the route of the former Cirencester Branchline, while a minor road and trackways cross the proposed allocation and are included within its area. The landscape around the site includes both arable fields and pasture.

Topographically, the site forms part of a gently undulating landscape that drops down to the Trent and Severn Canal to the east and south, but rises gently to the north. Within the site, this encompasses a low point of c. 111m aOD in the south, which rises to c. 118m aOD in the east, c. 120m aOD in the south-west and c. 128m aOD in the north-west.

Significance of designated heritage assets in the site:

A single designated heritage asset lies within, and extends to the north of, the site. This comprises the scheduled 'Settlement south-east of Chesterton Farm' (1003444; Fig. C190.2). The scheduled monument is on the heritage at risk register due to ongoing damage from arable ploughing. The register states that

it has as a medium vulnerability and that its condition is improving, presumably because it has been taken out of cultivation.

The scheduled area relates to the area of a Roman farmstead that may have had earlier (Iron Age) origins. It incorporates multiple multi-phase settlement enclosures, structures and field boundaries as well as a possible trackway. While the main enclosure was used throughout the life of the settlement, there were multiple phases of activity both within and around it. Finds recovered from the area suggest that there may have been a mosaic. The scheduled area has seen episodic ploughing since the medieval period. Originally identified through cropmarks, this has been subject to geophysical surveys (EGC4415 and EGC9099), with the off-site portion to the north also subject to limited archaeological trial trenching (EGC5796 and EGC5779) that corresponded with the geophysical survey. Within the site, the cropmarks and geophysical survey indicate that the remains relate to two distinct areas of settlement located on either side of a shallow valley (at c. 111m AOD), with the southern of these extending to the south of the scheduled area and the site. To the north (and outside the site), the identified remains represent an area of 'ladder' settlement.

Due to its archaeological and historic values, relating to its ability to yield information regarding Roman extra-mural settlement and agricultural activity, the scheduled monument is considered to be of **high significance**. However, there are no above-ground features surviving, limiting the ability to perceive or appreciate the value of the remains. The geophysical survey results suggest that remains associated with the scheduled monument extend to the north and south of the site, although there is potential for unidentified associated remains to extend to the east and west, within the site.

Significance of designated heritage assets in the environs of the site which could be affected by the allocation of the site:

The scheduled 'Settlement south-east of Chesterton Farm' (Fig. C190.2 1003444) extends beyond the site boundary to the north. In addition, one registered park and garden and 16 listed buildings (Fig. C190.2) have been recorded within the study area.

Registered park and garden

The Grade I registered park and garden of Cirencester Park (1000432), although mostly outside the study area extends, at its closest point along its southern edge, to c. 820m to the north of the site. This comprises an extensive area of wooded park, first planted between 1714 and 1775, and also includes areas of parkland, pleasure grounds and a lake. The planting was begun by Allen, first Earl Bathurst, with the help of Alexander Pope, and was influenced

by Earl Bathurst's association with Stephen Switzer, and the lake forms one of the earliest irregular pieces of water in the history of English gardening. The park is associated with eight Grade II* and 11 Grade II listed buildings that include the park mansion, temples, an ice house and monuments/ piers that are concentrated although spread across its area are concentrated towards its eastern end, to the north of the site. The main approaches to the park lie to the east (north of the site), although there are minor entrances along its southern edge that include lodges. A 1.5-2m high drystone wall extends around most of the park, except for a short length of hedge. Avenues, or Rides, extend between viewpoints and divide the park, with the central axis extending east to west and several Rides extending into the wider landscape.

Due to the historic, architectural and artistic (aesthetic), interests associated with its layout design and development and its historical links to prominent figures, as well as its archaeological interest (potential to contain archaeological remains) Cirencester Park is considered to be of **high significance**. Due to its visual and physical separation from the site along with screening provided by the intervening vegetation, including mature hedgerows and trees, the setting of the registered park and garden is unlikely to be affected by the proposed allocation.

Listed buildings

Although the 16 Grade II listed buildings that lie within the study area generally lie towards the edge of Cirencester, to the north and east of the site, they also include buildings to the south.

The closest of these buildings comprise the 18th-19th-century farm complex (farmhouse, outbuilding, wall, barn and cattle stalls; 1187401 and 1298718) associated with Chesterton Farm which lie c. 180-200m to the north of the site. Due to their individual architectural and historic interest and their group value as a historic farm complex, these buildings are considered to be of **high significance**. These buildings are separated from the site by a single field, with the site mostly screened in views looking out from the farm by the hedgerow along the northern boundary of the site. There are occasional return views of the farm from the agricultural land within the central part of the site (the scheduled monument).

Also within the fields to the north of the site is the Grade II listed building of The Cranhams (1187449). This relates to a three-storey 19th-century house. Due to its architectural and historic interest, this is considered to be of **high significance**. The building is partially surrounded by trees, but shares

intervisibility with the grassland in the centre (the scheduled area) across a paddock to its south.

To the north-west of the site, and on the opposite side of the A433, is the Royal Agricultural College (1187418) and its 19th-century chapel (1298726). The college dates to 1846, with the college building, which incorporates a five-storey tower with views across the college grounds and into the wider landscape, linked to a 17th-century farmhouse and barn. The chapel was built shortly after the college for its students to prevent them monopolising pews in Cirencester Parish Church. Due to the architectural and historic interest of the buildings and their group value as part of the historic college complex, these assets are considered to be of **high significance**. The siting of the chapel, to the north of the college building, means that this does not share intervisibility with the site. However, although there is some separation of the college building from the site created by the intervening mature planting, the height of the tower means that this shares intervisibility with, and is prominent in views from, the western half of the site, as well as being visible above the trees from its eastern end and southern edge.

In addition to these, the 18th-century Farm Buildings at Smerrill Farm (1089279), c. 690m to the south of the site, comprises a complex of two adjoining barns and stable that has also previously been in use as a museum of farm implements and practices. Due to its architectural and historic interest, this is considered to be of **high significance**. Due to the topography of the area, as well as the intervening woodland, these buildings do not share intervisibility with the site.

A dispersed settlement, focused around Furzen Leaze Farm lies to the south of the site. The closest listed buildings from this settlement to the site are a pair of cottages that have been converted into a single cottage (1153845) c. 720m to the south of the site. To the east of these are the refronted mid/late 18th-century farmhouse (1089247) and late 18th/early 19th century barn and stable (1340984) associated with Furzen Leaze Farm. Due to their architectural, and historic interest and group value as a dispersed rural settlement these buildings are considered to be of **high significance**. Although the topography of the area means that these buildings sit higher than the site and would overlook it, the mature trees and hedges in their immediate environs screen them from sharing intervisibility with the site.

Another dispersed rural settlement characterised by buildings on both sides of the Thames and Severn Canal at Upper Siddington is located between c. 520m and 710m to the east of the site. To the north of the canal, and closer to the site, these comprise the well preserved mid/late 19th-century estate farmhouse

(1090075) associated with Barton Farm which sits adjacent to a mid-19th-century schoolhouse (1153896). An 18th century road bridge (1090036) spans the canal, with the late 17th century Upper Siddington House (1340989) to the south of the canal. Due to their architectural and historic interest and group value, these are considered to be of **high significance**. These buildings are separated from the site by the surrounding mature planting, and the bridge lies along a route that does not connect directly with the site.

Also to the east of the site is the mid 19th-century Grade II listed building of The Old Rectory (1379927) which lies c. 540m from the site and is now a house. Due to its architectural and historic interest, this is considered to be of **high significance**. This is surrounded by mature planting, and where views out from this looks towards the site, they are interrupted by the presence of modern housing with further trees beyond. As such, this is unlikely to be affected by development within the site.

Further afield, and within Cirencester, the 20th-century Former Oakley Hall School Memorial Chapel (1407024), c. 940m to the north of the site, was built as a war memorial for pupils at Oakley Hall School who had died during World War I and later during World War Two. Reportedly, this was the first place of worship to be begun and completed after World War I. Due to its architectural and historic interests, as well as its intactness and association with the school, who's building and grounds have been converted into housing, this is considered to be of **high significance**. Due to the intervening mature planting and buildings, as well as its significance away from the site, this is unlikely to be affected by the proposed allocation.

In addition to the buildings, these Grade II listed monuments include a mid-18th-century milestone (1187416) that sits adjacent to the A433 and marks the distances to Cirencester, Tetbury and Bath. Due to its historical interest this is considered to be of **high significance**. However, this does not share intervisibility with the site due to the surrounding planting, and it is directly associated with the turnpike road (48829), now A433. As such, it does not share a connection with the site, and as such is unlikely to be affected by development within the site.

Significance of non-designated heritage assets in the site:

Non-designated heritage assets (Figs C190.3-6) have been recorded within the site, including:

- The site of a possible Bronze Age barrow (2367) which lies on the parish boundary between Cirencester to the north and Kemble and Ewen to the south. This has not been investigated, but if remains survive, they are

likely to be of **medium significance** as they indicate part of a broader funerary landscape with further potentially associated remains identified outside the site.

- In addition to the scheduled area of settlement (1003444, 330) in the centre of the site, an area of Late Iron Age and Roman settlement (33210) has also been identified in the west of the site through cropmarks. It comprises areas of ditched enclosures, boundaries and pits, while surface finds of Roman pottery and tile have also been made from the area. These have not been investigated, and if remains survive, they are likely to be of **medium to high significance** due to their potential association with the designated remains to the east.
- The later medieval agricultural use of the area is also represented, with blocks of ridge and furrow cultivation (51375) evident in the east of the site and extending to its north-east. These relate to the open field system of the medieval deserted settlement of Upper Siddington (2117). Although these were formerly visible as earthworks on aerial photographs, they have since been plough-raised. If remains are present, they are likely to be of **low to medium significance** as they form part of the historical use and character of the area, including links to deserted settlement to the north-east of the site.

Significance of non-designated heritage assets in the environs of the site:

The GHER records a further 122 non-designated heritage assets within the 1km study area (Figs C190.3-6), including the presence of further remains associated with a Bronze Age funerary landscape, Iron Age and Romano-British settlement and enclosures, the route of the Fosse Way Roman road (later used for the post-medieval turnpike road) adjacent to the western boundary of the site, early and later medieval settlement, post-medieval settlement, turnpikes and railways, as well as further medieval and later ridge and furrow cultivation, historical farmsteads, post-medieval quarrying and industrial activity, and World War Two pillboxes.

These remains indicate that the site forms part of a well-utilised landscape incorporating settlement and associated activity from the Iron Age onwards, creating a general area of high archaeological potential, with the majority of these assets supplementing, and adding context to, those assets outlined above. Owing to their archaeological interest, assets dating from the prehistoric to later medieval periods are generally considered to be of **low to medium significance**, while any deposits/ materials dating to the post-medieval agricultural use of the study area are of comparatively **low significance**.

Where GHER records refer to designated heritage assets such as the scheduled monument, they are considered to be of **high significance**.

Historic landscape character of the site (and significance):

The Gloucestershire, Cotswolds Area of Outstanding Natural Beauty and Wye Valley Area of Outstanding Natural Beauty Historic Landscape Character Assessment (GHLC) describes the historic landscape character of the site as 'regular organised enclosure ignoring former unenclosed cultivation patterns' (A3; Fig. C190.7). This covers all of the site, with no parliamentary enclosure where the site was within Cirencester Parish (A3x). In the east, this overlay the area of ridge and furrow cultivation (37128) related to the later medieval open field system, while the loss of the earlier unenclosed system continued to the south-west and west. Boundaries associated with these fields are likely to be of a relatively late date (18th century or later), but form a defining characteristic of their landscape. In addition to the enclosed land of the site, and the hedges along field boundaries, areas of woodland have historically been adjacent to the site, including Swallow Copse, Chesterton Plantation and Ewen Copse to the south.

Where the agricultural landscape continues to the south and east of the site, the fields became enclosed through Parliamentary enclosure and at least partially reflect the earlier unenclosed field patterns to the south and east (A4p). Beyond these fields to the north are areas where the character of the Cirencester Park registered park and garden (1000432) has been lost through either its conversion into arable enclosures (F2) or where it has been used as a World War II military hospital (I1F). Further loss of the historic landscape is reflected in the extension of settlement beyond the limits as identified during the 19th century (G4).

The site covers land within three parishes: Cirencester in the centre, Siddington in the east, and Kemble and Ewen in the west. As such, parish boundaries cross the site, with the northern site boundary also partially following a parish boundary. Where hedgerows follow these boundaries, they are considered important.

The areas of enclosure within the site are representative of the rural landscape used for agriculture as it saw organised enclosure from the 18th century. This regular enclosure is considered to be of **low significance**.

Contribution of the site to the significance and setting of known heritage assets:

The site currently comprises agricultural land (arable and grazing) that incorporates three-quarters of the area of the scheduled monument (1003444). There are no upstanding (above-ground) features associated with the scheduled monument within the site or its surrounds. However, the alignment of the Roman Road, The Fosse Way is preserved in the modern road alignment to the north-west of the site. The current agricultural landscape within the site is post-medieval and modern and the field patterns do not fossilise or respect the earlier Roman landscape (fields are on a much larger scale than those identified through cropmarks and geophysical survey and do not share alignments with known features).

Cropmarks and geophysical survey indicate that archaeological remains survive within the site. Where the shallow valley extends across the area of the scheduled monument, it helps in the understanding of the separation between the areas of settlement. Due to the buried nature of the remains, their significance primarily relates to their archaeological interest. The scheduled part of the site contains archaeological remains of high significance. Outside this, the site makes a **low positive** contribution to the setting of the scheduled monument as the rural character of the site allows the scheduled monument to be appreciated as a rural settlement within a rural context. The presence of the Fosse Way, as a relic of the Roman landscape on the western boundary of the site, extends this connection across the site with its alignment visible as the hedge lining the A433.

The site forms part of the historical agricultural landscape in which the Royal Agricultural College was established. The college grounds replaced Port Farm, with the principal college building (1187418) incorporating the former farmhouse and barn to its rear. At the front, the college building's tower is prominent in views north from the west of the site, as well as above the treeline in views north-west across the site from the southern edge and in the east. To the rear of the college building, is a second Grade II listed building associated with the college, comprising the chapel (1298726) that was built for the use of the students. Additional, non-designated, buildings have subsequently been built to the north-west of these.

The historic grounds of the college (not including the site) form its immediate setting and are bounded by the A433 to the south and south-east, the A419 to the north and north-east, and a field boundary to the west. The site forms agricultural ground to the lies to the south-west of the college grounds and is separated from the college grounds by the A433.

The agricultural character of the site is visible in views approaching the college along the A433. These views take in the tower and the intervening farmland. In

general, the agricultural nature of the site makes a low positive contribution to the setting of the college, contributing to its rural character. Views of the tower looking which incorporate site and the surrounding agricultural landscape allow the college building to be appreciated within its rural setting. The agricultural landscape surrounding the Royal Agricultural College (1187418), which includes the site, makes a **low positive** contribution to the setting of the college allowing it to be appreciated as a former farm building that has continued to have agricultural associations.

The significance of the chapel is derived from its association to the college and its students. It is physically and visually separated from the site by the buildings of the college. The proposed allocation is therefore considered to make a **neutral** contribution to the significance of the chapel.

The site lies to the south of the two Grade II listed buildings at Chesterton Farm (1187401 and 1298718). The main approach to the buildings at Chesterton Farm historically lay to the east and potentially incorporated the track along the northern edge of the site. The significance of the buildings primarily relates to their built form and relationship with each other that allows them to be understood as part of a historic farmstead. This relationship allows the development and function of the historic farmstead to be understood. Given the proximity of the farm to the site and due to the presence of Chesterton Plantation on the opposite side of the site, it is likely that at least part of the site was historic agricultural land associated with Chesterton Farm. Views linking the agricultural landscape within the site to the farm reinforce this connection and allow the listed farm buildings to be appreciated within its original rural setting. As such, agricultural land immediately to the south of the listed buildings (which shares a visual connection with the farm buildings) makes a **high positive** contribution to the setting of the site, while the land that does not share intervisibility makes a **low positive** contribution as part of the wider rural setting of Chesterton Farm.

In contrast, the buildings associated with the other historic farms within the environs of the site – Smerrill Farm (1089279), Furzen Leaze Farm (1089247 and 1340984) and Barton Farm (1090075) – are separated from the site by the intervening distance and planting. The significance of the buildings primarily relates to their built form and relationship with their associated farms, which allows their development and function to be understood. As such, the continued agricultural use of the land, as well as the survival of the field boundaries from the time these farms were established, facilitates the continued understanding of these historical buildings within their original context. As such, the site makes a **low positive** contribution to their setting, and thereby their significance.

The site comprises agricultural (arable and grazing) land to the south of The Cranhams (1187449). The significance of this building primarily relates to its built form and its association with the garden and paddock in its immediate vicinity. Although the listed building is surrounded by mature planting, there is intervisibility with the site in the grazed fields towards the east. The paddock in the intervening area is also overlooked by the house, with the present field layout corresponding to that seen when the house was built. Although the fields do not historically relate to the house, they form part of its outlook. As such, the land within the site makes a **low positive** contribution to the setting and significance of the listed building.

The registered park and garden (1000432) as well as the other listed buildings within the study area (1090036, 1153845, 1153896, 1187416, 1340989, 1379927 and 1407024), do not share historic or visual connections with the site. The significance of these designated heritage assets derives from their aesthetic, architectural, historic, cultural and group interests rather than any from any visual, spatial or historical relationship with the site. As such, the site makes a **neutral** contribution to their setting.

Impact assessment:

Having identified the surrounding designated heritage assets and assessed the site and its context, this assessment concludes that the centre of the site (the area of the scheduled monument) makes a **high positive** contribution to the significance of the scheduled monument of Settlement south-east of Chesterton Farm (1003444) and the Grade II listed buildings at Chesterton Farm (1187401 and 1298718), with other parts of the site making a **low positive** contribution to these heritage assets. The site also makes a **low positive** contribution to the significance of a further six Grade II listed buildings in the environs of the site.

Development within the potential allocation would have the potential to cause both direct and indirect impacts on the scheduled monument (1003444) in the east of the site. Any ground disturbance within its area may cause truncation, removal or loss of archaeological legibility of the remains within its area, and these may sit just below the subsoil and cut into the natural deposits. The geophysical survey and cropmark evidence suggest that remains directly associated with the identified settlement areas lie within the site. As such, development has the potential for **substantial harm** to the archaeological resource, both within the site and the wider study area, and would be permanent. Ground works or development within the scheduled area is unlikely to be acceptable and would require Scheduled Monument Consent. Without appropriate mitigation measures, any development that disturbs the

archaeological heritage assets is unlikely to satisfy relevant national and local planning policy objectives.

In addition to this, development to the east and west of the scheduled area would be likely to have an indirect impact on its setting. It would be likely to introduce built forms into views in these directions, where the rural aspect contributes to the rural setting of the settlements. Built form within these areas would result in the loss of the rural setting in these directions, although land to the south, and some to the north (outside the site) would remain rural in aspect. Built development in both directions, especially considering modern development being undertaken at The Steadings in the area to the north, would be especially harmful as this would create a more enclosed feel to the setting. Due to the scale of the proposed allocation, development (depending on its design and layout) within the site would have the potential to cause **less than substantial harm** to the setting of the scheduled monument and its connection with the wider rural landscape, including the visual presence of the route of the Fosse Way provided by the hedge along the A433.

The western part of the site forms part of the rural landscape visible in approaches to the grounds of the Royal Agricultural College and the main approach to its buildings. The tower of the principal college building also shares intervisibility with the site, including in views looking north-west across the western half of the site, along its southern edge and in the east. These views take in the rural and agricultural landscape, with the tower clearly visible in the background, and allow the building to be appreciated within its rural context. Development within the site would result in the loss of some of the agricultural land in the wider landscape that formed the original setting of college building (and earlier farm). As such development within the proposed allocation would have the potential for **less than substantial harm** to the setting of the college building (1187418) through the erosion of the wider agricultural landscape surrounding the college, particularly on the approach along the A433. However, this could be reduced through appropriate design mitigation.

Development within the site would result in a loss of agricultural land potentially associated with buildings at Chesterton Farm (1187401 and 1298718) and the introduction of housing (and employment space) into views south from the area of the farm. Development within this potential allocation would erode the wider rural setting of the farm. The agricultural land within the site, including the surviving presence of post-medieval boundaries, makes a high positive contribution to the listed buildings and farmstead area (especially with the possible connection of land within the site to the farm), allowing them to be appreciated within their original rural context. Development immediately to the

south of the farm, on the scale of the proposed allocation, would have the potential for **substantial harm** to the setting of the listed buildings. Beyond the area intervisibility, and given the sale of the proposed allocation, development would have the potential for **less than substantial harm** due to the erosion of the wider agricultural landscape surrounding the farm. This could be adequately prevented through the preservation of the land to the south of the farm as green space to preserve the rural setting.

Development within the site would also result in a loss of agricultural land that formed the original setting of listed buildings associated with other historic farms (1089247, 1089279, 1090075 and 1340984) within the environs of the site. Due to the absence of intervisibility between these and the site, the agricultural land within the site, including the surviving presence of post-medieval boundaries, makes a low positive contribution to the listed buildings and farmstead areas, allowing them to be appreciated within their original rural context. Development on the scale of the proposed allocation would reduce this rural context. However, as agricultural land would still form part of their surroundings, and this would not reduce the visibly associated land, this is perceived to have the potential for **less than substantial harm** to the setting of these listed buildings.

The site also forms agricultural land that forms part of the rural setting seen from the listed building of The Cranhams (1187449). The grazed part of the site can be seen in views across paddocks that form the setting of this building and makes a low positive contribution to its significance. Development within this part of the site would result in the loss of this part of the rural aspect and the introduction of built development in views in this direction. However, agricultural land would still be present in the surrounding area (outside the site). As a result, development in this part of the site would cause **less than substantial harm** to the setting of the listed building.

Development of the site would have **no harm** on the Cirencester Park registered park and garden (1000432) as there are no direct historical associations between it and the site, and the surrounding rural landscape incorporates trees and hedges that preclude intervisibility. For similar reasons, the development of the proposed allocation would have **no harm** on the other listed buildings of the area (1090036, 1153845, 1153896, 1187416, 1340989, 1379927 and 1407024).

Archaeological investigations within the site have been limited to a geophysical survey (EGC9099) that revealed the extent of the scheduled remains within the site, and a geophysical survey and watching brief (EGC8080 and EGC8567) associated with a foul water pipeline in the east of the site where evidence was

limited to three furrows. However, non-designated heritage assets, including low to high significance remains associated with a Bronze Age funerary landscape, Iron Age and Roman settlement and medieval and post-medieval agricultural activity, are known within its area. Given the extent of ground disturbance likely to arise, development within the site will almost certainly impact upon surviving below-ground archaeological assets through the truncation, removal and loss of archaeological legibility of the remains, as they will probably sit just below the subsoil and cut into the natural deposits. This has the potential for **substantial harm** to the archaeological resource, both within the site and the wider study area, and would be permanent. Without appropriate mitigation measures, any development that disturbs the archaeological heritage assets is unlikely to satisfy relevant national and local planning policy objectives.

The historic landscape characterisation of the site is made up of post-medieval enclosure which contains evidence of levelled ridge and furrow that predates the enclosures. The trees and hedges that form both the boundaries of the site and lie within it, allow the post-medieval enclosure pattern to be understood. Development within the site would result in the loss of this enclosure pattern and would result in **less than substantial harm** to this low significance historic landscape character type in this area due to its surviving presence in the wider area.

Cumulative impacts deriving from the allocation of the site:

No additional cumulative impacts are anticipated from other potential allocations considered at this stage. Although development within this site could cause less than substantial harm to the Grade II listed farmhouse at Barton Farm (1090075), which also lies within the study area for potential allocation SD17 to the east, SD17 is not expected to affect the farmhouse. Other large-scale allocations near Cirencester (C164A and R519/650) are located east of the town and are separated from this site by existing development, planting and intervening rural land outside the allocations. Similarly, the large-scale proposed allocation at Kemble (K12) is separated from this site by distance, built development and intervening rural land. These allocations also do not share heritage assets that could be harmed in combination with this site. As such, there are no known interacting heritage effects that would give rise to additional harm beyond the impacts identified for this site itself.

While the HIAs only consider cumulative effects arising from the proposed allocations, it is noted that the ongoing development of The Steadings to the immediate north of the site, when combined with the allocation, would have cumulative effects on the scheduled monument of Settlement south-east of

Chesterton Farm (1003444) within the site and to its north, as well as the listed buildings at Chesterton Farm (1187401 and 1298718) and The Cranhams (1187449) which lie in the area to the north of the site, within the area of The Steadings. Development of both sites would also lead to a reduction in the rural landscape visible from the Royal Agricultural College (1187418), as well as other farmsteads (1089279, 1089247, 1340984, 1090075) in the area. In addition to these, there would be a cumulative effect on the historic landscape character of the area, with both developments potentially extending the built edge of Cirencester up to 1500m to the south-east and leading to reduced separation to the dispersed farmsteads and settlement in this direction.

Recommendations for minimising harm and maximising enhancement:

The proposed allocation includes part of a scheduled monument on the Heritage at Risk Register and lies within the setting of several Grade II listed buildings. The site contributes to the rural character and separation of nearby historic farmsteads and to the preservation and understanding of Roman settlement remains. Development is therefore likely to cause heritage harm, which cannot be fully avoided given the scale of the allocation. However, the following measures should be used to reduce harm and maximise opportunities for enhancement.

Built development within the area of the scheduled monument should be avoided, with this area retained as green space. Any works or change of use within the scheduled area would require Scheduled Monument Consent. While the Heritage at Risk register noted that arable ploughing was still an issue in 2025, at the time of the site visit it was an area of long grass/ meadow. If the scheduled area has not already been removed from ploughing, it should be. The alignment of the Fosse Way could be incorporated into the layout of any development, maintaining links between the road and scheduled area. Interpretation boards should also be established (subject to Scheduled Monument Consent) that provide links to the wider Roman landscape, such as the Fosse Way, and that provide a better appreciation of the scheduled monument.

Appropriate landscape buffers should be provided around the scheduled monument, particularly to the west and east, to help preserve its rural context and reduce the effects of development at The Steadings to the north.

Built development should be avoided in the far east of the site where it would erode the rural setting of the scheduled monument; this area could form part of

the strategic green infrastructure. Built development should also be avoided along the western edge of the site where it could erode the rural feel of the approach to the Royal Agricultural College.

Development should be concentrated within the less sensitive central parts of the site, with large, visually continuous areas of built form to be avoided. Substantial green infrastructure, retained field boundaries and landscape planting should be used to break up development, maintain separation and reduce the perception of a continuous urban extension.

Given the presence of surrounding mature planting, and the expected continuation of grazing within the area of the scheduled monument, it may be possible to prevent new development within the site from becoming visible in views looking south from the historic Chesterton Farm area towards the site.

Existing boundary planting, important hedgerows and parish boundary alignments should be retained and used as structuring features within the layout.

Building heights, layouts, materials and detailing that are used should respond to the rural character of the area, nearby farmsteads and existing hedged boundaries.

The survival of areas of historical farmsteads within the area, such as Chesterton Farm to the north, Siddington Field Farm in the east (if developed) and North Furzen Leaze Farm on the southern edge of the site, provides an opportunity for the siting of areas of employment space. The design of any employment areas should reflect the scale, form and materials of local agricultural buildings, with native trees and hedgerows used to soften visible edges.

Historic access routes and footpath alignments should be retained as green corridors where possible, with potential to incorporate a heritage trail and interpretation around the scheduled monument and surrounding landscape.

In order to reduce harm to the historic landscape and settlement character if the area, large, visually continuous or monolithic areas of built form should be avoided where possible. Areas of substantial green infrastructure should be used to break up development and maintain a sense of separation through the retention of field boundaries, as well as the use of landscape buffers and planting to soften edges.

Considering the archaeological potential of the site, a heritage impact assessment (EDP 2026) has been undertaken for the site and limited archaeological investigations have been undertaken within its area, with these

limited to geophysical survey and a watching brief. Land to the immediate north of the site has seen archaeological evaluation and some areas of mitigation take place. It is recommended that a programme of geophysical survey and archaeological evaluation trenching should be undertaken across areas of the site that have not been investigated pre-determination of any planning application. This would help to tie the remains within the site into the results of those undertaken to the north, and help understand the extent and character of the surviving archaeological assets and would inform a strategy to mitigate the impact of any subsequent development upon them, including any further areas that have the potential for preservation *in situ*. Development should only occur after appropriate archaeological investigation has taken place, the full extent of impact is understood, and a strategy of mitigation is agreed with the Gloucestershire Planning Archaeologist.

Conclusions and suitability:

This assessment has identified that development within this potential allocation could result in **substantial harm** to a scheduled monument and listed buildings that share intervisibility with the site, as well as archaeological remains within the site. It could also cause **less than substantial harm** to the heritage significance of listed buildings in the surrounding area and the historic settlement pattern of the area. Although it would not be possible to prevent development of the scale and extent proposed for this allocation from causing this harm, it may be possible to reduce its impact through appropriate design mitigation. This would include avoiding built development in the east of the site and along its western edge, as well as the use of sensitive, considerate design in the final development proposals.

Heritage Constraint Rating: **High**

The site is considered to have an overall heritage constraint rating of **High** (i.e. the site contains historic environment constraints that would prevent part or all of the site from being developed). Development should be avoided in the east of the site and along its western edge in order to avoid impacts on the scheduled monument and surrounding listed buildings. A reduction in potential harm could be achieved through design mitigation measures and a programme of archaeological investigation, but would not entirely prevent it due to the proposed scale of the allocation.

Heritage constraints are likely to influence the scale of development that could be accommodated within this allocation, and there are parts of the site which may not be appropriate for development on heritage grounds. Subject to

appropriate design and layout controls, parts of the site may be capable of accommodating development.

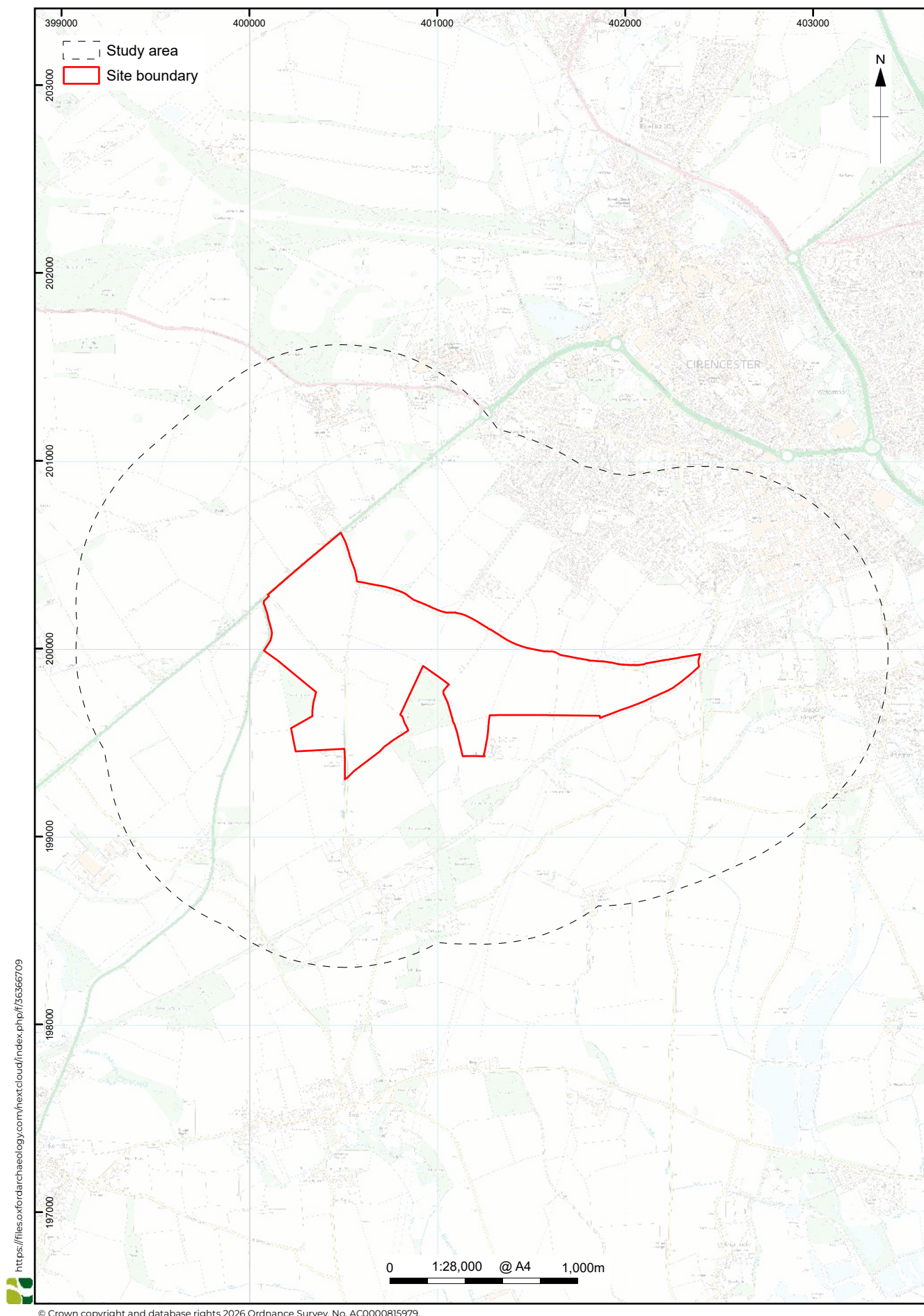
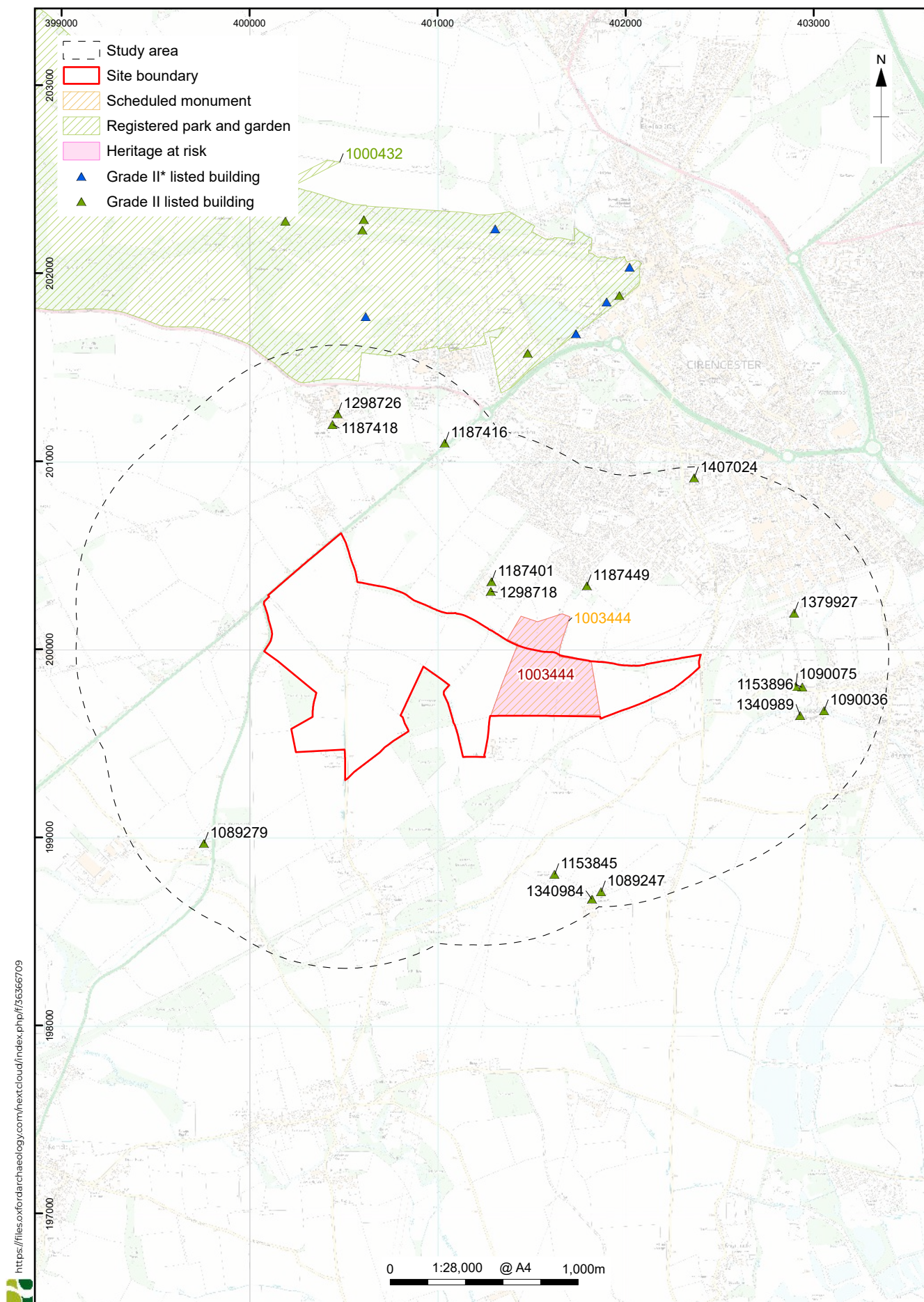


Figure C190.1: Site location



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The Historic England GIS Data contained in this material was obtained 03/05/2026. The most publicly available up to date Historic England Data can be obtained from <http://www.HistoricEngland.org.uk>. Contains public sector information licensed under the Open Government Licence v3.0

Figure C190.2: Designated heritage assets within the study area

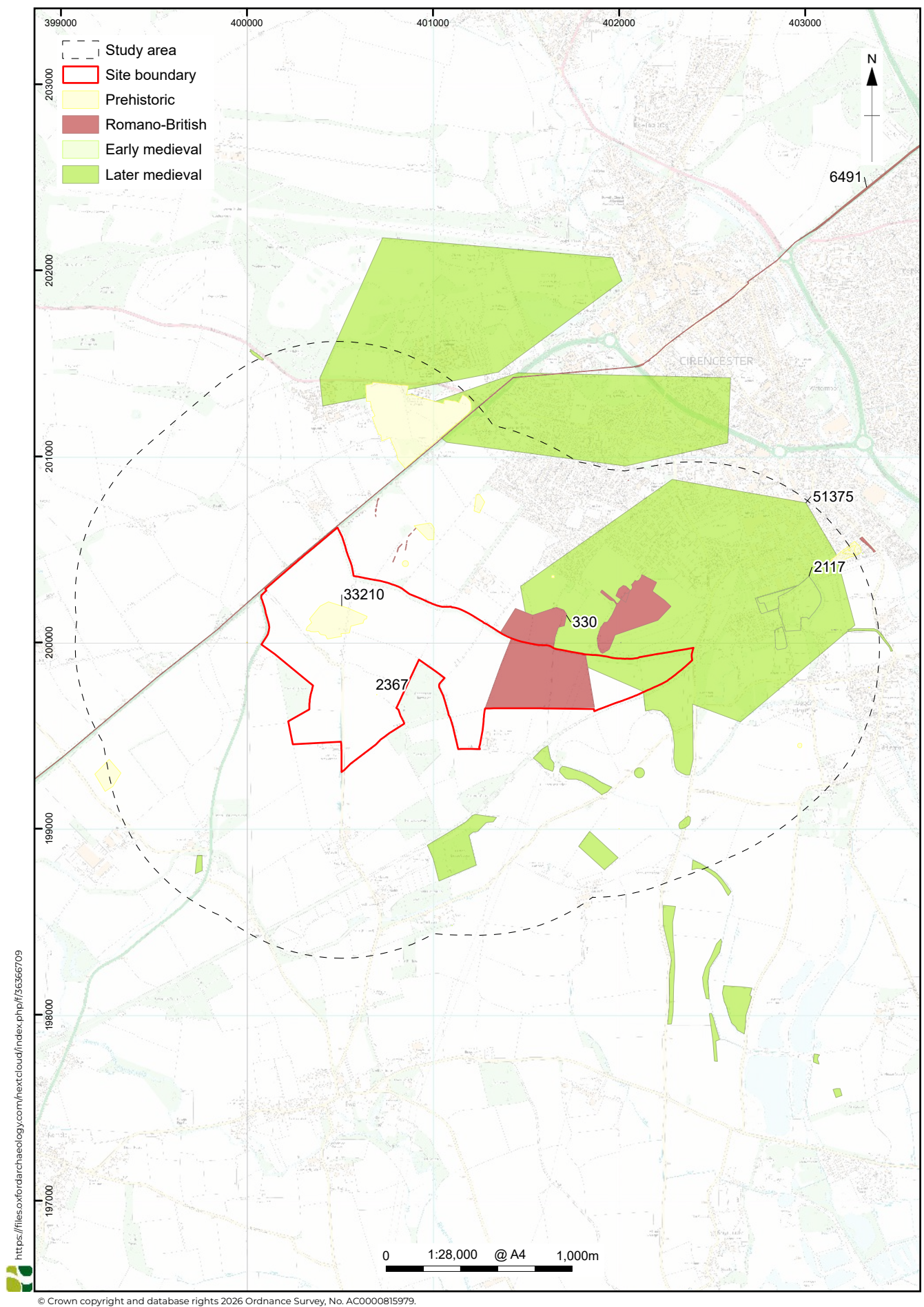


Figure C190.3: Prehistoric to medieval non-designated heritage assets within the study area

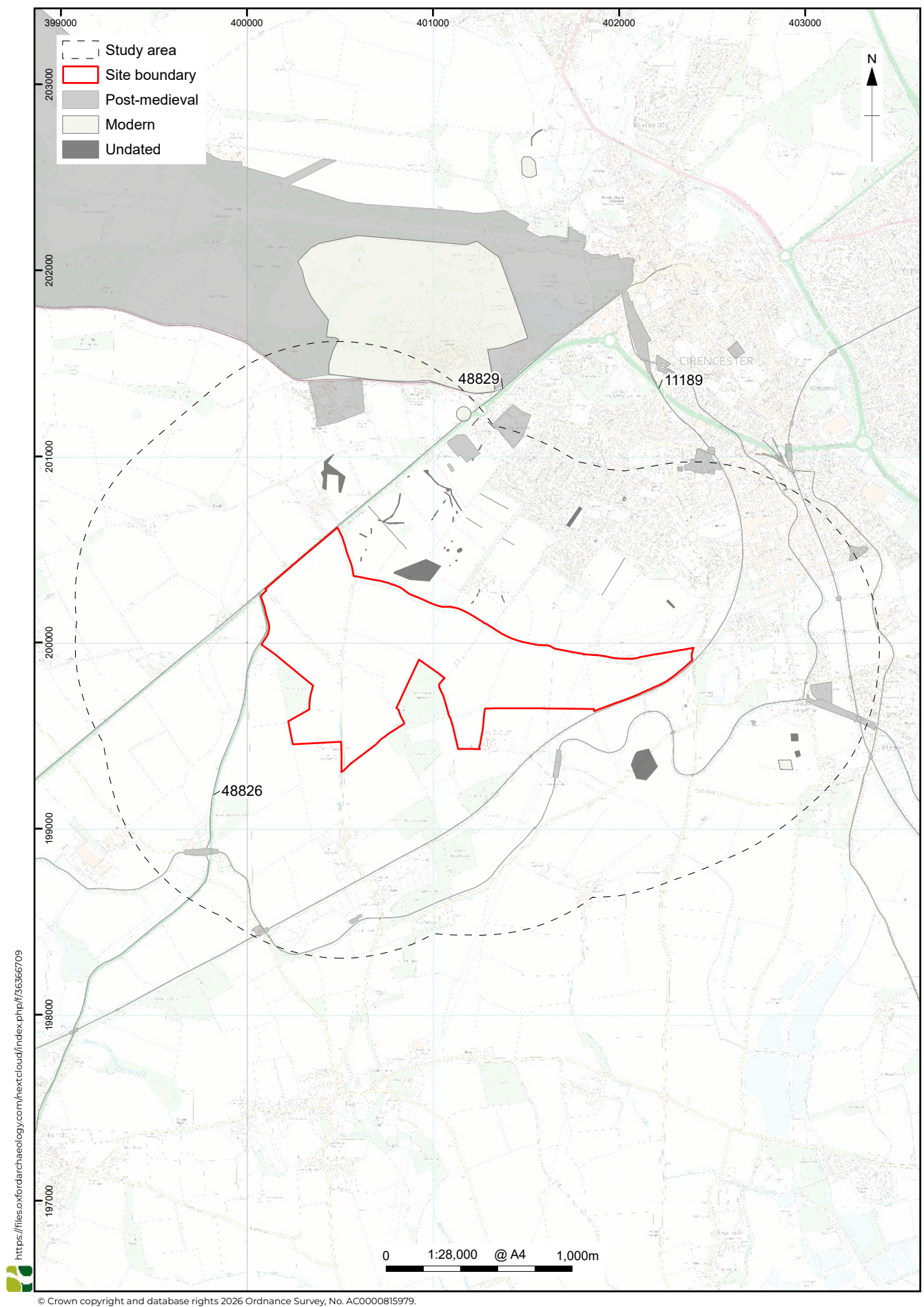


Figure C190.4: Post-medieval, modern and undated non-designated heritage assets within the study area

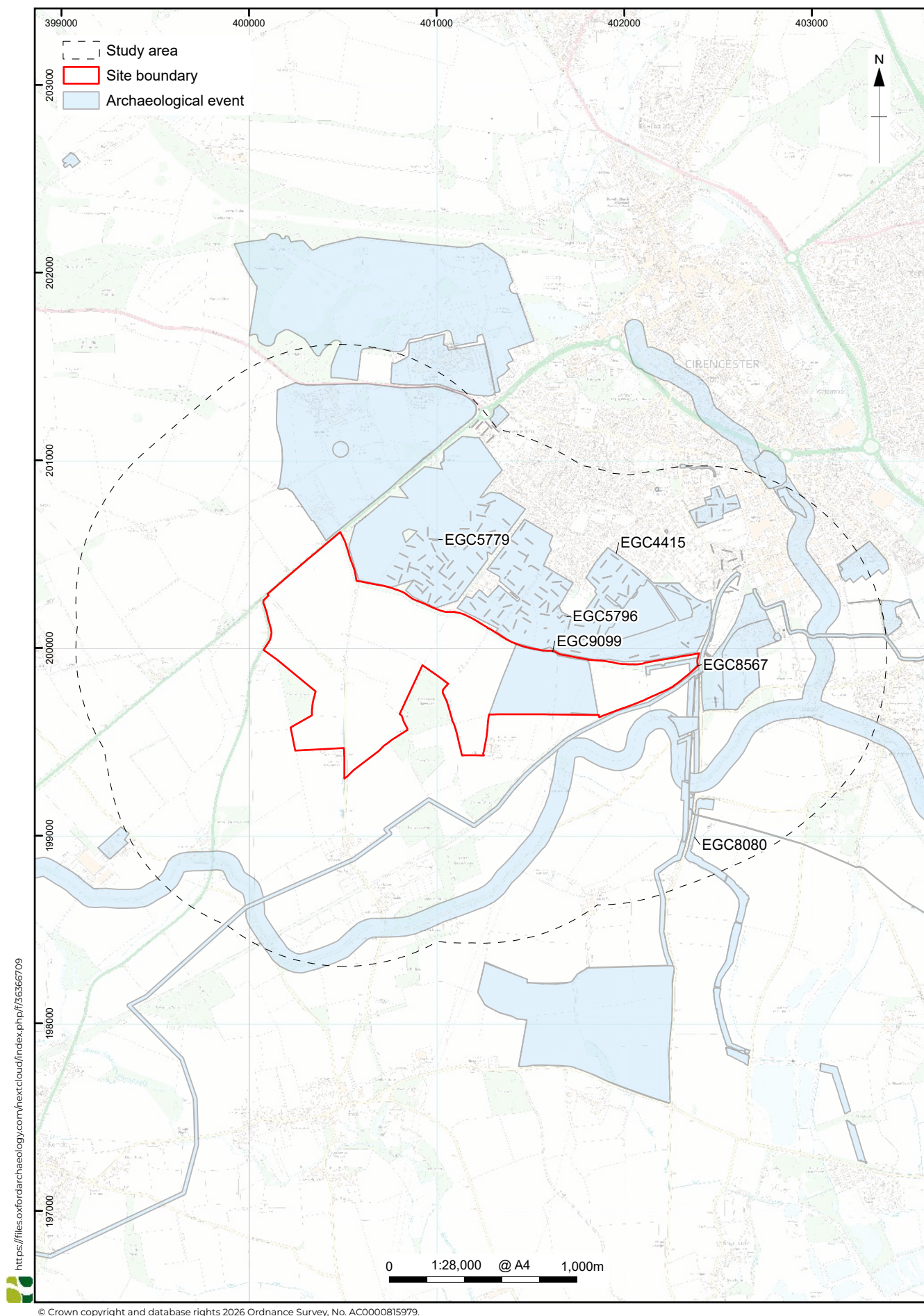


Figure C190.5: Archaeological events within the study area

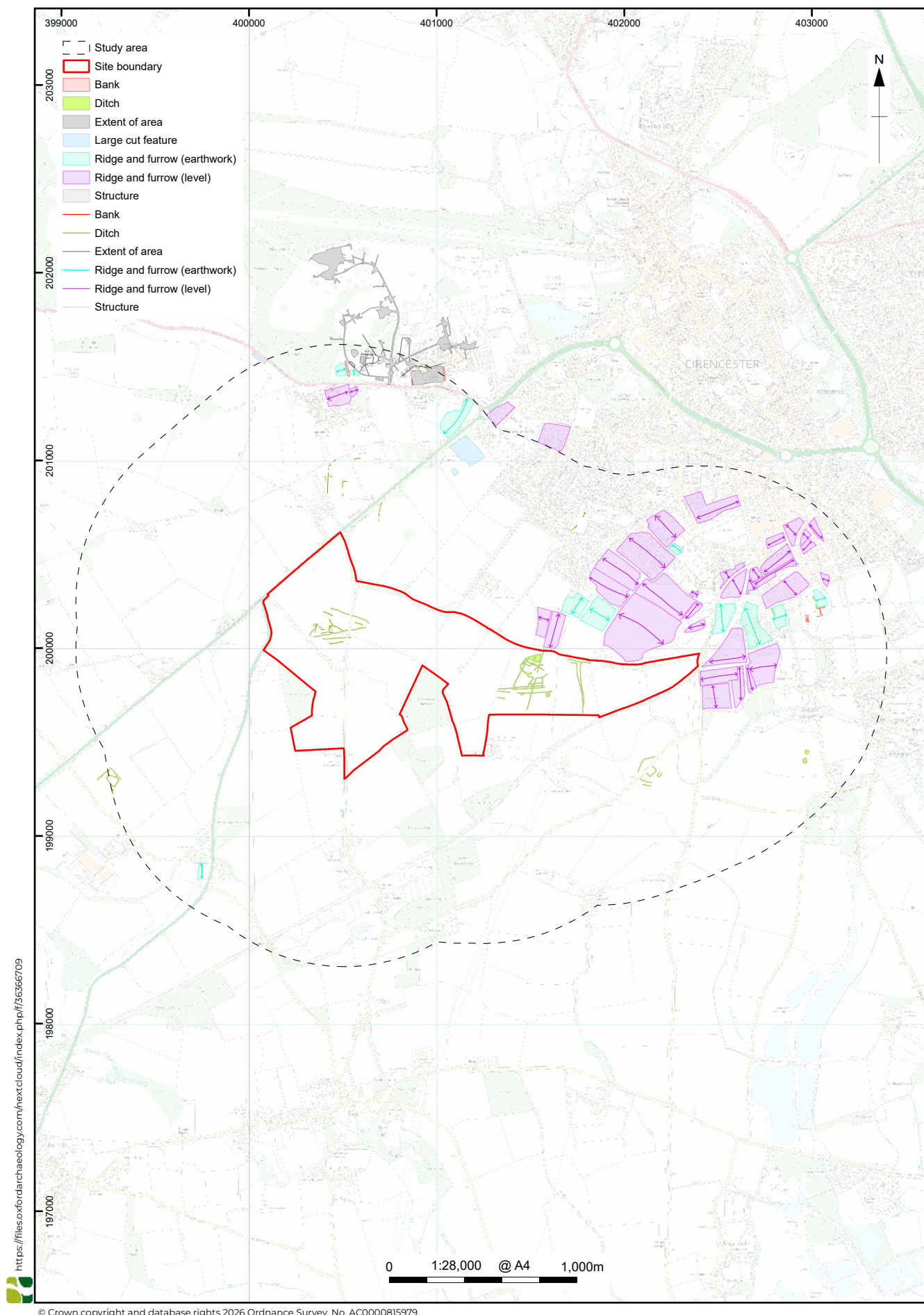
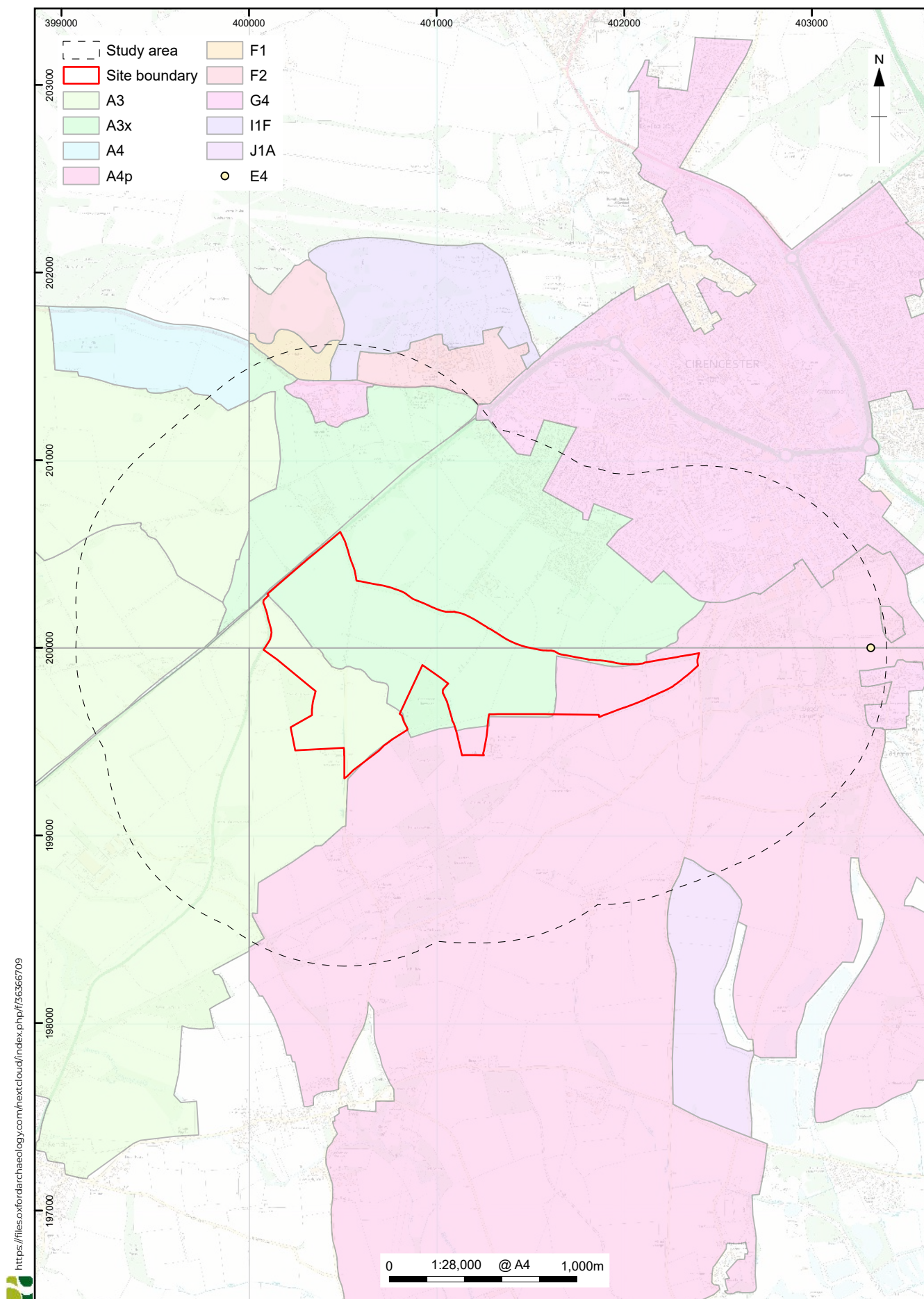


Figure C190.6: NMP data within the study area



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 Gloucestershire County Council (2013) Gloucestershire Historic Landscape Characterisation (HLC) including the Cotswolds and the Wye Valley Areas of Outstanding Natural Beauty [data-set].
 York: Archaeology Data Service [distributor] <https://doi.org/10.5284/1020235>

Figure C190.7: Historic landscape characterisation of the study area

Site Reference	DA5-DA32
Town	Down Ampney
Site Name	Strategic extension to the north, east and south of Down Ampney
Proposed allocation use	Residential development
Number of dwellings	2,050

Brief description of site:

The site covers an area of c. 133ha to the north-west, north, north-east, east and south-east of the village of Down Ampney, c. 8.5km south-east of the historic core of Cirencester. It encompasses agricultural fields, predominantly arable, in the immediate vicinity of the village (Fig. DA5-DA32.1).

The site predominantly comprises large arable fields, though some are meadow, and the small area to the immediate east of the village is pasture. The site is truncated by roads to the neighbouring villages of Poulton to the north, Meysey Hampton to the north-east, and Marton Meysey to the east. Where field boundaries are present within the site, these are hedgerows dotted with mature trees; hedgerows with mature trees also line the roads. Small blocks of woodland are present within the eastern part of the site, adjacent to roads.

The site sits within the Ampney Brook catchment and comprises a relatively level, flat landscape, with minor undulations and a slight rise northward, to the north of the village, with elevations of between approximately 85 and 90m aOD. The site lies within the designated boundary of Cotswold Water Park, although the closest lake within the water park is approximately 1.4km to the west of the site at the nearest point.

Significance of designated heritage assets in the site:

There are no designated heritage assets within the site.

Significance of designated heritage assets in the environs of the site which could be affected by the allocation of the site:

A number of designated heritage assets have been identified within a 1km radius of the site, the majority being listed buildings, largely concentrated either within Down Ampney village or Down Ampney Conservation Area approximately 580m south-west of the present village centre, which is centred around the manor house and church (Fig. DA5-DA32.2). There are also two scheduled monuments within a 1km radius.

The furthest scheduled monument from the site is, Settlement at Bean Hay Copse (1003446), a probable prehistoric and/or Roman period settlement

identified from cropmarks visible on aerial photographs. Its significance is largely archaeological, based on its potential to retain well-preserved waterlogged deposits due to its location on an historic flood plain on the gravel beds of the Upper Thames. The scheduled monument is considered to be of **high significance**.

The second scheduled monument is much closer to the site, within the present village itself, and is the Village Cross (1015133). Wayside crosses are one of several types of Christian cross erected during the medieval period, most between the 9th and 15th centuries, and over 350 are known nationally, largely concentrated in the south-west of England. They contribute significantly to an understanding of medieval religious customs and sculptural traditions and to knowledge of medieval routeways and settlement patterns. Most wayside crosses which survive as earth-fast monuments, except those which are extremely damaged and removed from their original locations, are scheduled. The Down Ampney wayside cross, despite the shaft and head being later 19th century additions, survives well with many original 14th century elements intact. The structure itself is Grade II listed (1089939). The cross is situated within a small triangular green at the western extent of the village centre on the approach from the main road to the village from the A419 to the west. It is approximately 55m east of the western part of the site. The cross is considered to be of **high significance**.

In addition to the Village Cross, the other nine listed buildings within Down Ampney Village are all Grade II listed. As the present village essentially originated as a roadside agricultural settlement, it is not surprising that they are located along the main winding south-west/north-east road through it. The earliest of these buildings are 17th and 18th century cottages, located towards the north-eastern extent of the village (1304885 and 1152162), the remainder being of early-mid 19th century date, comprising three pairs of semi-detached estate cottages dotted through the village (1152171, 1089938 and 1152159), two larger, detached dwellings (1089937 and 1089936), one a former farmhouse, the former vicarage (1089934) and the primary school (1089935). Later infill structures have largely respected the original building line and are set back from the road. More modern development has occurred beyond this linear strip, to the north, and rear of the roadside buildings at Chestnut Court and Suffolk Place, and, currently under construction, at Overlord Way, within the eastern part of the village. This modern development, along with existing property boundaries and mature vegetation, and the intrinsic nature of the immediate setting of these listed buildings within their own grounds, significantly restrict intervisibility between these heritage assets and the site. Despite this, the three Grade II listed cottages at the eastern extent of the

village, Pear Tree Cottage (1152162), Cottage immediately south of Pear Tree Cottage (1089937) and Hampton Cottage (1304885), less surrounded by adjacent properties, have the potential to be affected by the site's allocation. These listed buildings within Down Ampney are considered to be of **high significance**.

Down Ampney Conservation Area (CONARA/118) incorporates the early settlement, centred around the manor house and church. No appraisal has yet been produced, but its significance is based on its historical and architectural interest, incorporating the earliest and most impressive buildings at Down Ampney, the church, first consecrated in 1265 (1089941) and the late 15th century manor house (1341033), replacing a predecessor dating to the 1300s, both Grade I listed, as well as on archaeological interest in relation to the location of the earlier village and associated sub-surface potential. The conservation area boundary extends eastwards to include Sycamore Walk, an avenue lined with sycamore trees which extends through 19th century managed parkland to the main manor gates, and is aligned broadly parallel to a concrete-surfaced lane, likely associated with the World War II airfield, which meets Oak Road to the east. Ampney Brook runs to the west of the conservation area. There are nine listed buildings within Down Ampney Conservation Area. The previously mentioned Grade I listed Church of All Saints (1089941) and Down Ampney House (1341033) with an additional seven Grade II listed buildings. These, with the exception of Home Farm (1304888), are associated with the two Grade I listed heritage assets and comprise gatepiers at Down Ampney House (1089940) and five sets of funerary monuments within the churchyard (1304899, 1152207, 1152212, 1089942 and 1341034). The conservation area and associated listed buildings are considered to be of **high significance**.

There are an additional two Grade II listed buildings at Castle Hill Farm (1304915 and 1341032), c. 690m east of the site. These are considered to be of **high significance**.

Distance, intervening topography, and mature vegetation suggests that there is a low possibility of intervisibility or other meaningful connection between the site and designated heritage assets beyond a 1km radius.

Significance of non-designated heritage assets in the site:

Several non-designated heritage assets have been recorded within the site (Figs. DA5-DA32.4-5), comprising:

- the site of a probable Bronze Age round barrow seen as cropmarks on aerial photographs (26806) identified within the north-western part of the site. This is not visible at surface level, so must have been plough

levelled. Sub surface remains of a former round barrow would likely be considered of at least **medium significance**;

- an Iron Age and Romano-British period settlement to the north-east of the village within the site (3055). Elements of this have also been mapped as part of Historic England's National Mapping Programme (Fig. DA5-DA32. 7). Sub surface remains of a former prehistoric and/or Roman settlement would likely be considered of at least **medium significance**;
- three areas of former gravel extraction pits, also identified from cropmarks on aerial photographs, and interpreted as of late medieval or later origin, all located within the northern half of the site (26859, 26733 and 26734). These have also been mapped as part of Historic England's National Mapping Programme (Fig. DA5-DA32. 7). These are considered of **low significance**;
- an area within the northern part of the site, which also encompasses the possible Bronze Age round barrow site, incorporates a complex of enclosures of uncertain origin (3025). A second area of undated enclosures has been identified towards the western extent of the site (3136) with a possible trackway and field boundary further west still (26801). These have also been mapped as part of Historic England's National Mapping Programme (Fig. DA5-DA32. 7). If these are proved to be evidence of former settlement activity of the medieval period or earlier, they would be considered of **medium significance**. If they evidence agricultural or extractive activity of the later medieval or later periods, they are more likely to be of **low significance**; and
- within the southern part of the site, a possible ditch and drainage ditch of unknown date identified from cropmarks from aerial photographs (26732). In addition, to the immediate east, a possible former building (3023), and, within its mapped extent, and perhaps associated with it, six blast shelters associated with Down Ampney World War II airfield, with a further four blast shelters to the north of the village, also within the site (52514). The south-eastern extent of the site has been identified as lying within the mapped extent of the former airfield itself (21116). If any of these undated features are proved to be evidence of former settlement activity of the medieval period or earlier, they may be considered of **medium significance**. If they evidence agricultural, or extraction activity of the later medieval or later periods, they are more likely to be of **low significance**. Any sub-surface remains of the World War II airfield, or contemporary, associated features, would also likely be considered of **low significance**.

Significance of non-designated heritage assets in the environs of the site:

As well as identifying three heritage assets to the south of the site, two beyond a 1km radius, and the third of which is included also in the HER dataset as a non-designated heritage asset (rectangular enclosure/ 2415) and which is discussed below, the neighbourhood plan identifies a landscape area and nine key views, with the potential to be affected by the allocation of the site (Fig. DA5-DA32.3). These key views relate to one of the defining characteristics of Down Ampney as a traditional Cotswold settlement in open countryside, where the households have easy access to footpaths. Four of these views, from within the western part of the village facing south-south-east and south-west will not be affected by the site's allocation. The others, the westernmost and the four easternmost, may be affected. The significance of these views does not appear to be based on their heritage (architectural, historic, archaeological or artistic) interests, so do not require further consideration in this assessment.

A further 61 non-designated heritage assets are mapped within a 1km radius of the site (Figs. DA5-DA32.4-5). These are similar in character and period to those evidenced within the site itself. They include twelve heritage assets evidencing probable prehistoric or Roman activity, comprising enclosures, settlements and field systems, several of which are also mapped by the National Mapping Project (Fig. DA5-DA32.7). A possible round barrow and a Roman coffin, and some findspots of the prehistoric period are also known within a 1km radius. Most are located to the east, south or west of the site (Fig. DA5-DA32.4). Several former gravel pits, typical of the Cotswold Water Park area, are also known from the wider area, and field boundaries and enclosures further demonstrate the continued importance of agriculture to the economy in the medieval and post medieval periods (Figs. DA5-DA32.4-5).

During World War II, Down Ampney airfield was established to the south of the village, and included blast shelters and military buildings, as well as the airfield itself, some elements of which extend to within the site boundary itself (Fig. DA5-DA32.5). There are also 27 undated heritage assets within a wider 1km radius of the site, including enclosures, trackways, boundaries etc (Fig. DA5-DA32.4).

Owing to their archaeological interest, assets dating from the prehistoric to later medieval periods are generally considered to be of **low to medium significance**, while any deposits/ materials dating to post-medieval agricultural use are of comparatively **low significance**. Where HER records include designated heritage assets such as listed buildings, or scheduled monuments, they are considered to be of **high significance**.

Historic landscape character of the site (and significance):

The site lies within the designated boundary of Cotswold Water Park. Cotswold Water Park was established in 1967, in recognition of the growing significance and opportunities presented by the many lakes created through the restoration of extensive areas of former gravel working within the Upper Thames Valley. The Cotswold Water Park landscape character assessment maps the site within Character Area Type 3: River Basin Clay Vale, and more specifically, Area 3B: Down Ampney and Meysey Clay Vale Lowland (LDA Design 2009). This comprises a low lying, predominantly flat floodplain landscape, dominated by arable agricultural fields, generally large in size. Hedgerows tend to be medium in height adjacent to roads, and low, well maintained and regularly trimmed when forming divisions between fields. Numerous copses are located in the vicinity of the village of Down Ampney, including Horseground Covert, Poplar Wood, Gally Leaze Copse, The Grove and Bean Hay Copse and all are associated with estate farmland. Coniferous linear copses prevail around the perimeter of the disused airfield, whilst elsewhere copses tend to be predominantly deciduous and more irregular in shape. Generally, this part of Cotswold Water Park has experienced much less gravel extraction, and the landscape character is more influenced by agricultural intensification than restoration to lakes.

According to the Gloucestershire Historic Landscape Characterisation (HLC; Gloucestershire County Council 2007) land within the site comprises several character area types. At the far south-western extent, the land is defined as type D3R, the rest of the western part being within type A3. The central northern section is within type A4P, and the remainder, the eastern and south-eastern elements, within character area type A3M (Fig. DA5-DA32.8).

Character type A relates to former unenclosed cultivation, now enclosed. A3 more specifically, is defined as regular organised enclosure ignoring former unenclosed cultivation patterns, and 'm' denotes rich, wet grassland. A4 is less regular organised enclosure partly reflecting former unenclosed cultivation patterns, and 'p' denotes the presence of parliamentary enclosure. These both originate from non-parliamentary large-scale organised enclosure during the 18th and 19th centuries. Character type D3 is defined as floated water meadow system. This character type, too, is of post medieval origin, probably dating from the 17th to 19th century.

These landscape character types are considered to be of **low significance**, as post medieval enclosure is a common character area within Gloucestershire.

Contribution of the site to the significance and setting of known heritage assets:

The distance of the site from the scheduled prehistoric and/or Roman settlement at Bean Hay Copse (1003446), as well as resulting lack of intervisibility and other known relationships, results in the site in its present form providing a **neutral contribution** to its significance, which derives predominantly from sub-surface archaeological potential and survivability.

The other scheduled monument with the potential to be affected by the allocation of the site, is the Village Cross, which is also Grade II listed, (1015133/1089939). Historic England's National Heritage List Entry states that the cross is thought to occupy its original, medieval location, although the triangular green in which it is presently situated post-dates the Tithe Map of 1843. The Tithe map also shows cottages to the west of the cross's location in 1843, showing that the built form of the village once extended westwards from its present limits, and west of the site's south-western boundary. The historic estate was modernised in the mid to late 19th century, which, in the vicinity of the cross, resulted in a realigned and straightened local stream (with some segments were culverted), creation of the triangular village green which surround the cross, and the loss of the buildings to the west of the village. From this date onwards the green and village cross marked the entrance to the village from the west. In addition, in 1878 the cross was restored, with the provision of a new cross shaft and head. The setting of the restored cross has changed little since the mid-late 19th century, when many of the listed buildings in the village date to.

The Village Cross's significance derives from its structural, historic and architectural components, rarity, and setting as a waymarker at the on the edge of the village (though the village itself is thought to have been relocated from its location at the church and manor house to the south following the Black Death). Despite more modern alterations in this part of the village, in the form of new dwellings to the immediate east, and a gas cabinet and Thames Water site to the west, the cross remains a key feature on entry to the village and is readily recognisable on the approach into the village from the agricultural hinterland. Views on the western approach into the village take in the agricultural land in the south-western part of the site, the triangular green and Village Cross, with the village beyond. These views allow the rural character of the approach, and the 19th century entrance to the village created as part of estate improvements, to be understood, as well as the function of the cross as a waymarker for the village. As a result, the visible agricultural landscape within

the site on the approach to the cross and village can be seen to make a **low positive** contribution to the setting of the cross.

The linear roadside village of Down Ampney contains nine additional Grade II listed buildings. Their significance derives primarily from their architectural and historic interest, although their rural setting also contributes to their significance by helping them to be understood as part of a historic estate village and agricultural landscape. The site currently makes up to a **low positive** contribution to the setting of these buildings by maintaining this agricultural context. This contribution is limited in places where existing buildings and vegetation reduce intervisibility between the site and the heritage assets.

Hampton Cottage (1304885) a late 17th century cottage, Pear Tree Cottage (1152162) an early 18th century cottage, and the 19th century cottage to the south of Pear Tree Cottage (1089937) are Grade II listed buildings situated at the eastern extent of the village. These buildings are less screened from the surrounding landscape than the other listed buildings within the village. While the rural setting of these assets has been eroded by modern residential development at Broadleaze, to the north-west, Overlord Way to the east and The Croft, at Rooktree Farm Court, to the east of these heritage assets, the site in its present form provides a swathe of agricultural land to the north, east and south, retaining elements of their rural setting, less screened than the remainder of the village. As a result, the site can be seen to make a **low positive** contribution to the setting of these three Grade II listed buildings.

The site forms part of the rural landscape to the north of Down Ampney Conservation Area (CONARA/118), which is situated, at its closest point, c. 255m to the south. The conservation area is centred on the manor house (1341033) and church (1089941) which are associated with the medieval village, before it was relocated to its present location. An additional seven Grade II listed buildings or structures are situated within the conservation area. Distance, intervening topography, woodland blocks at Scrubs Copse and to the south of the easternmost part of the site, modern dwellings to the south of the village core and mature vegetation alongside the road between the conservation area and Down Ampney, mean that there is no intervisibility between the conservation area, and its listed buildings, and the site. This is applicable, even to the spire of the Grade I listed All Saint's Church (1089941) which is well screened by mature trees within the landscape. Thus, the site provides a **neutral** contribution to the significance of the conservation area and six of the seven listed buildings within it. However, the site does have associations with the manor house, Down Ampney House (1341033), as it forms part of its historic agricultural estates. The current field layout largely

respects that shown on historic Ordnance Survey maps, and the tithe map, except the south-western extent. As a result, the site provides a **low positive** contribution to setting of the house, historically part of its functioning agricultural estate.

For the two Grade II listed buildings at Castle Hill Farm, located to the east of the site, distance, intervening topography, mature vegetation and modern farm buildings result in very limited intervisibility with the allocation. Although there are some distant views of the farm from the site, these are dominated by modern agricultural sheds, with the historic buildings visible only as glimpsed rooflines beyond. As these views do not make a meaningful contribution to the appreciation of the farm's significance, the site is considered to make a **neutral** contribution to the setting and significance of these heritage assets.

Impact assessment:

The site has been identified as providing a maximum of a low positive contribution to known designated heritage assets, in terms of its contribution to the setting of heritage assets of high significance, specifically the scheduled and Grade II listed Village Cross (1015133/1089939), the three Grade II listed cottages towards the eastern extent of the village (1304885, 1152162 and 1089937), and the Grade I listed Down Ampney House (1341033). This is due to its current character as undeveloped agricultural land associated with the estate. The introduction of modern built form will have an adverse impact on the setting of these heritage assets. Detailed designs of any proposed development are unknown but have the potential to result in an impact level of harm equivalent to **less than substantial**, through considered design, due to the erosion/removal of the rural setting of these heritage assets.

The allocation includes a possible Bronze Age round barrow in the north-western part of the site, within a wider area of enclosures, which although untested, have been postulated as of probable prehistoric or Roman origin. There are further areas of undated enclosures within the eastern part of the site and an Iron Age and Romano-British settlement within the north-eastern part of the site. Additional undated features are mapped within the southern part of the site, as is part of the World War II airfield and associated blast shelters. Historic gravel extraction pits also lie within the site. Development within the site would have a permanent negative impact on any surviving archaeological remains, resulting in **substantial** harm. Without appropriate investigation and mitigation measures, any development that disturbs archaeological heritage assets is unlikely to satisfy relevant national and local planning policy objectives.

The development of the allocation would change the historic landscape character of the site from post medieval enclosure to modern residential development, reducing the extent of these historic landscape types and eroding the post-medieval rural character of the landscape around Down Ampney. Given the size and scale of the site, this would have a negative impact on historic landscape character of the wider area, but as its significance is low, this would result in an overall level of **less than substantial harm**.

Cumulative impacts deriving from the allocation of the site:

No cumulative impacts are anticipated, as there are no known interacting heritage effects arising from this allocation in combination with other schemes or allocations that would give rise to additional harm beyond the impacts identified for the site itself.

Recommendations for minimising harm and maximising enhancement:

The allocation of the site has been identified as having the potential to result in a less than substantial level of harm in relation to setting impacts to a scheduled monument/Grade II listed Village Cross, three Grade II listed cottages and the Grade I listed Down Ampney House. Some level of harm is unavoidable, given the proximity of the site to these heritage assets, and the size and scale of the allocation, but mitigation measures could be implemented to aim to reduce such harm.

For the Village Cross, consideration could be given to leaving an undeveloped margin of land at the southern extent of the western extent of the site, north of Down Ampney Road, with the retention of extant boundaries. This would retain the agricultural, rural character on the approach to the village from the west, meaning that the cross would retain its present role, marking the western extent of the settlement.

For the three Grade II listed cottages in the east of the village, recent changes in the vicinity, including the modern residential development of Broadleaze to the north-west, Overlord Way to the east and The Croft, at Rooktree Farm Court, to the east, as well as tall vegetation forming property and field boundaries, have reduced intervisibility between these and the site. This is particularly applicable to those elements of the site to the south of these buildings. Development in these parcels of land will have minimal impact. However, the large field to the north of the listed buildings is partially visible, if only from the entrance gates to Pear Tree Cottage (1152162), and retains an open rural character setting. Similar to the western extent of the site, consideration could be given to setting any newly built form back from the road

to Meysey Hampton, as well as the retention of existing boundary vegetation and provision of any new access further north, from the road to Poulton. This would leave an undeveloped margin of land at the eastern extent of the village and retain an element of the present rural setting to the listed building. For the Grade I listed Down Ampney House (1341033) minimising harm through design is more difficult, due to no intervisibility, the identified harm being from loss of associated estate land, rather than noticeable changes to the physical setting of the structure itself. Consideration could be given to the preservation of field boundaries, where possible within any undeveloped areas of land, to help preserve elements of the layout of the former agricultural landscape within the allocation. This would also reduce harm, to some extent, to the anticipated level of less than substantial harm to historic landscape character, by helping to preserve the legibility of the present landscape. However, given the size and scale of the area to be affected, some impact to historic landscape character is unavoidable.

Given the known archaeological potential of the site, especially of the prehistoric and Roman periods evidenced within the site itself by the possible Bronze Age round barrow and Iron Age and Romano-British settlement, and further enclosures interpreted from cropmark features from aerial photographs, it is likely that a dedicated archaeological desk-based assessment that considers the archaeological potential of the site, and assesses the results of previous archaeological investigations in the area will be applicable. This would involve the examination of primary sources (historic maps and documents, aerial photographs, previous archaeological investigation reports and LiDAR) and a detailed walkover survey, all of which are beyond the scope of this present assessment. This could then be followed, as required, by geophysical survey and/or a programme of targeted archaeological evaluation trenching. This would help to understand the extent and character of surviving archaeological assets and inform a strategy to mitigate the impact of any subsequent development upon them. The results of any evaluation should inform design proposals for the allocation, particularly where archaeological remains of high or national significance are encountered and may require preservation in situ. Development should only occur after appropriate archaeological investigation has taken place, the full extent of impact is understood, and a strategy of mitigation is agreed with the Gloucestershire Planning Archaeologist.

No opportunities for heritage enhancement are readily identifiable.

Conclusions and suitability:

It has been assessed that the progression of this site as a site allocation, through to final development, could result in a level of harm equivalent to less

than substantial harm to the heritage significance of a scheduled monument/Grade II listed Village Cross, three Grade II listed cottages, the Grade I listed Down Ampney House and historic landscape character. However, sensitive, considerate design of the final development proposals has the potential to reduce this.

Heritage Constraint Rating: Moderate

The site is considered to have a final heritage sensitivity score of **Moderate** (i.e. suitable for development subject to recommended mitigation or design controls).

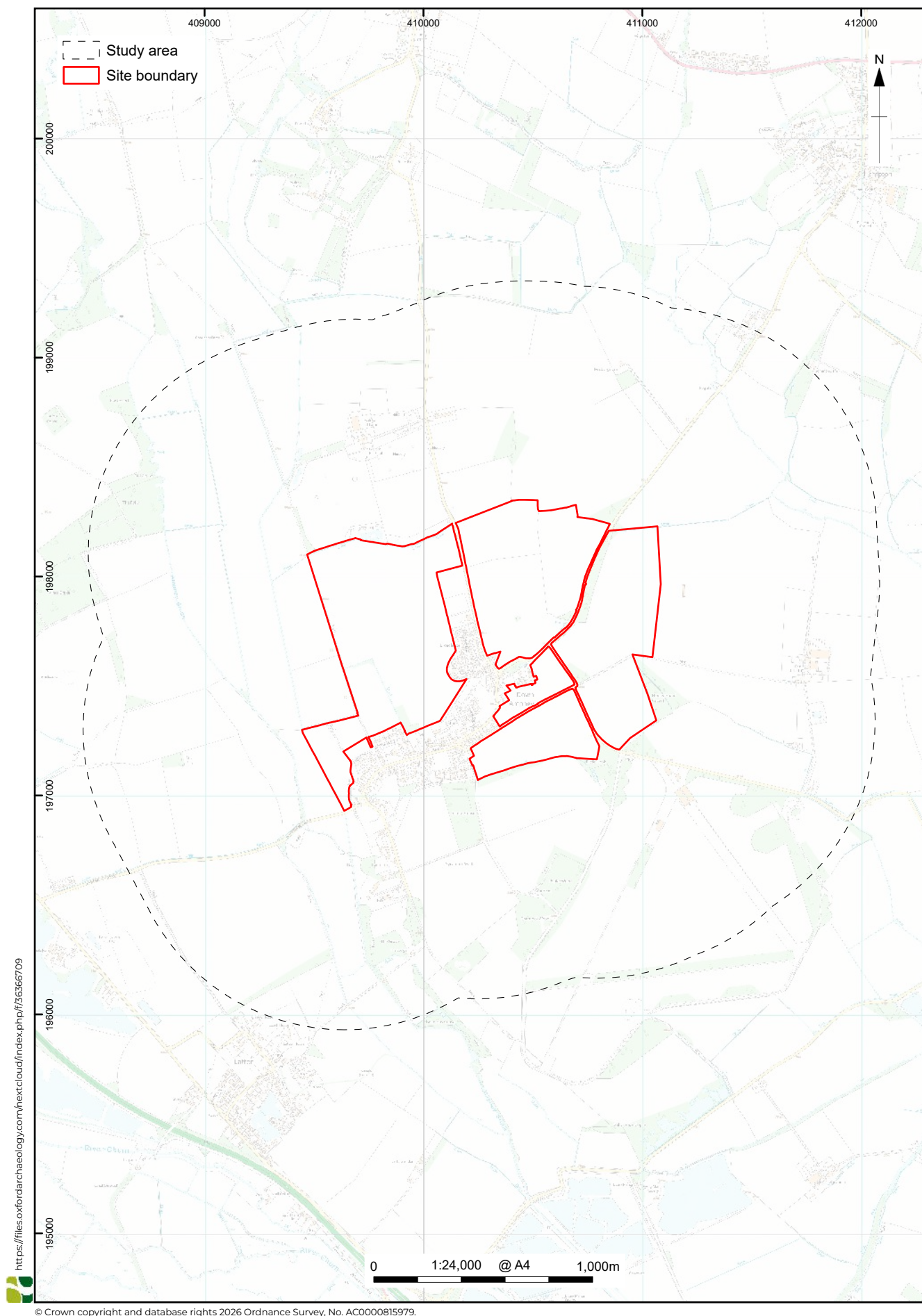
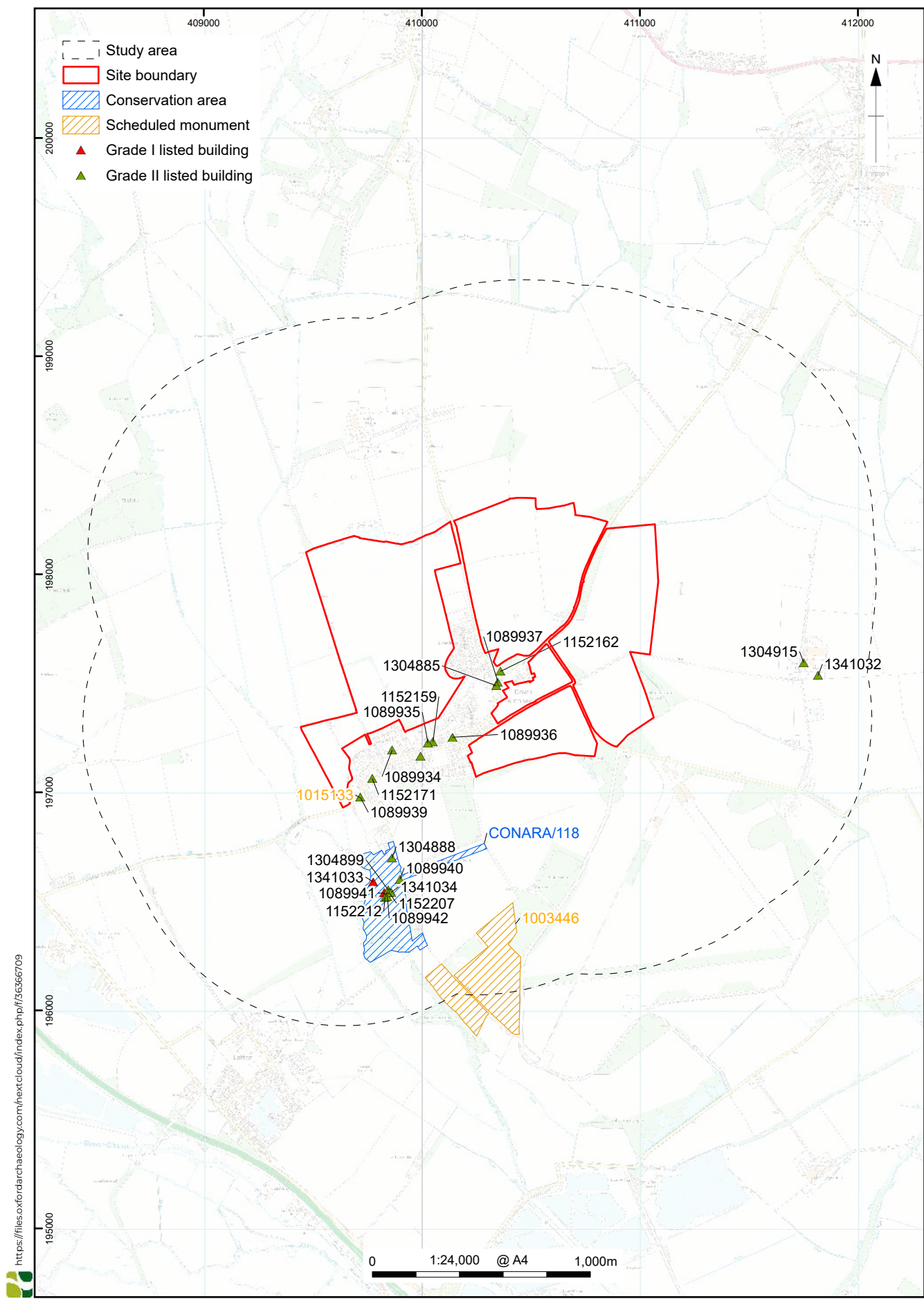


Figure DA5-DA32.1: Site location



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Figure DA5-DA32.2: Designated heritage assets within the study area

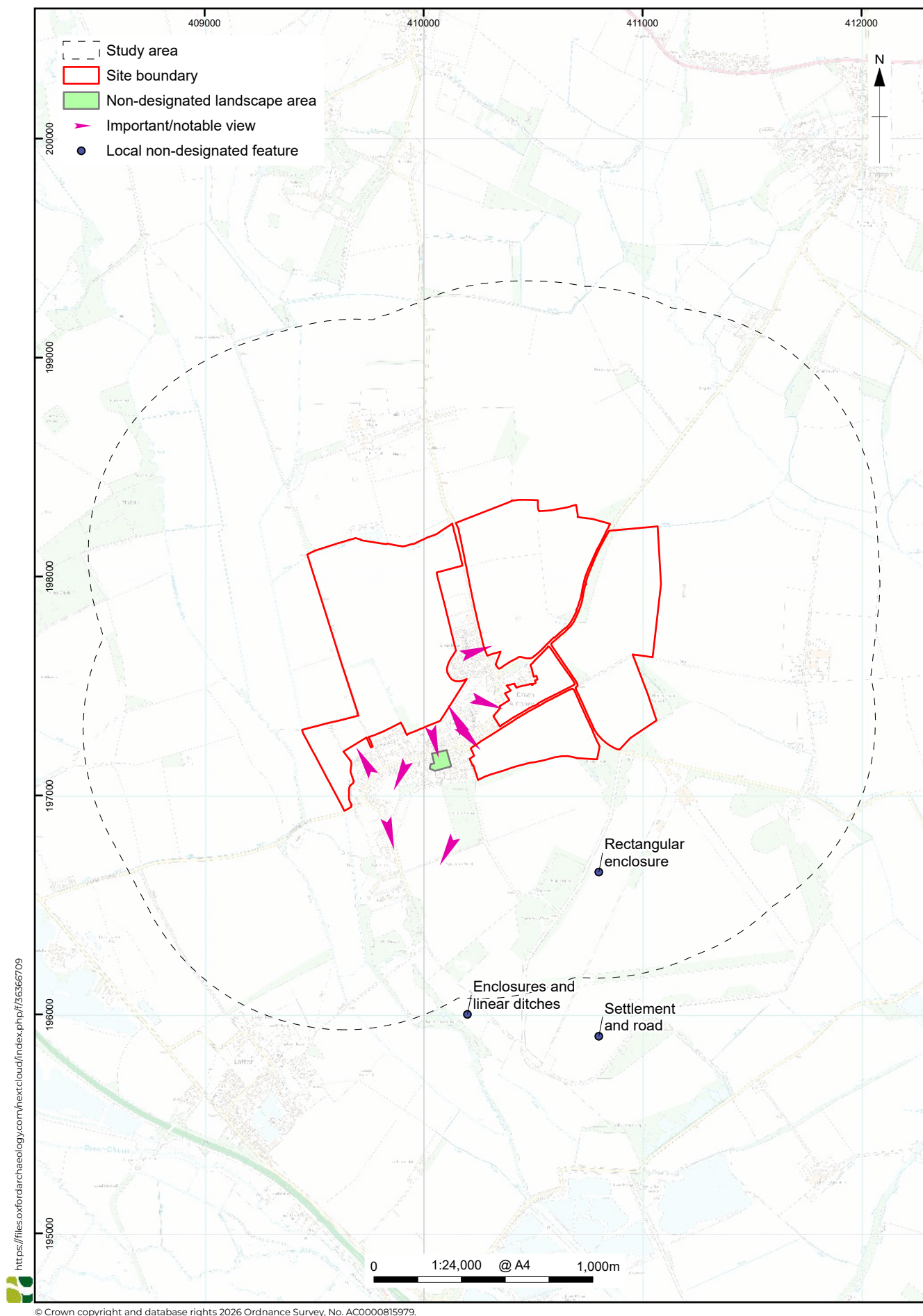


Figure DA5-DA32.3: Local heritage assets within the study area

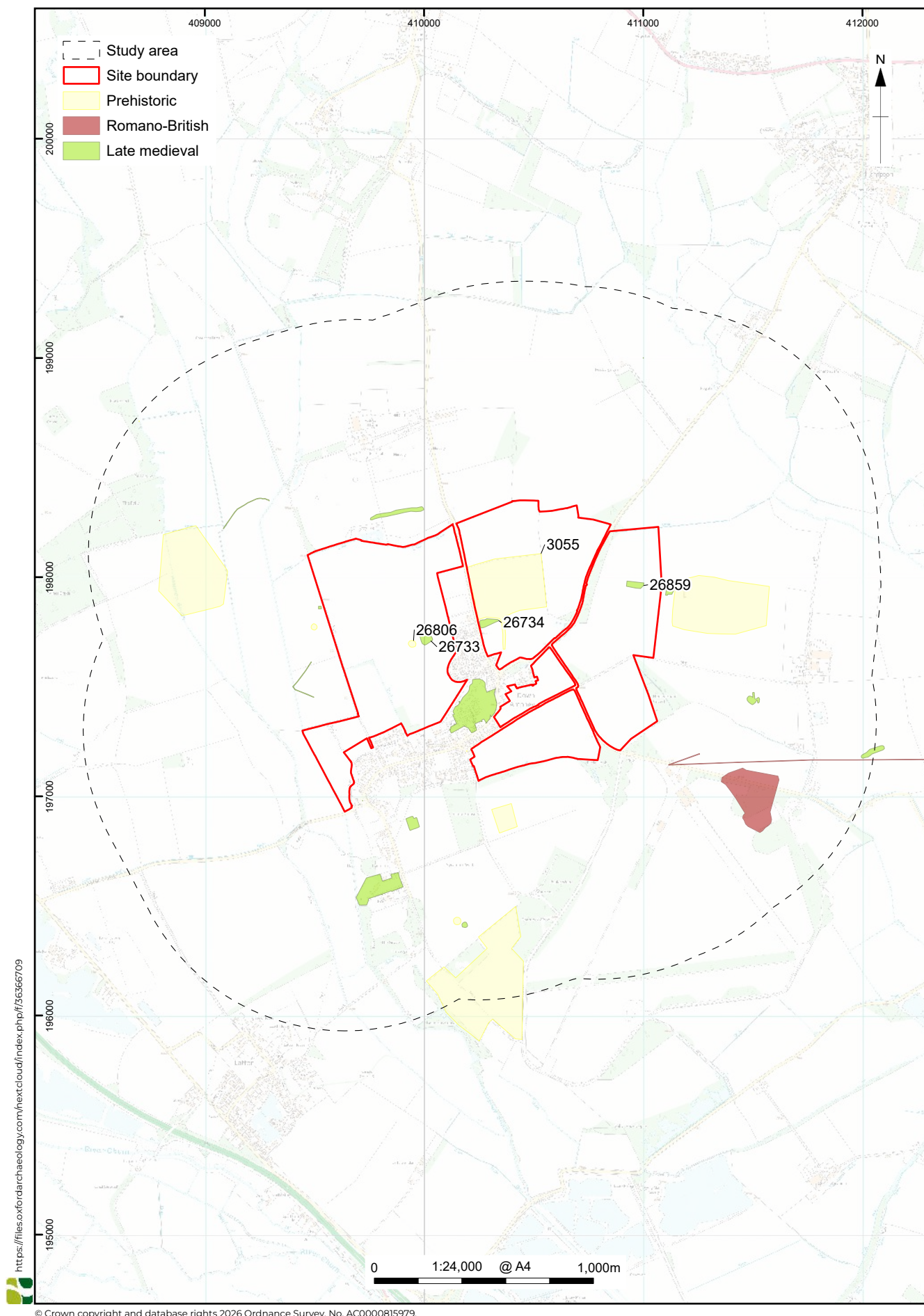


Figure DA5-DA32.4: Prehistoric to medieval non-designated heritage assets within the study area

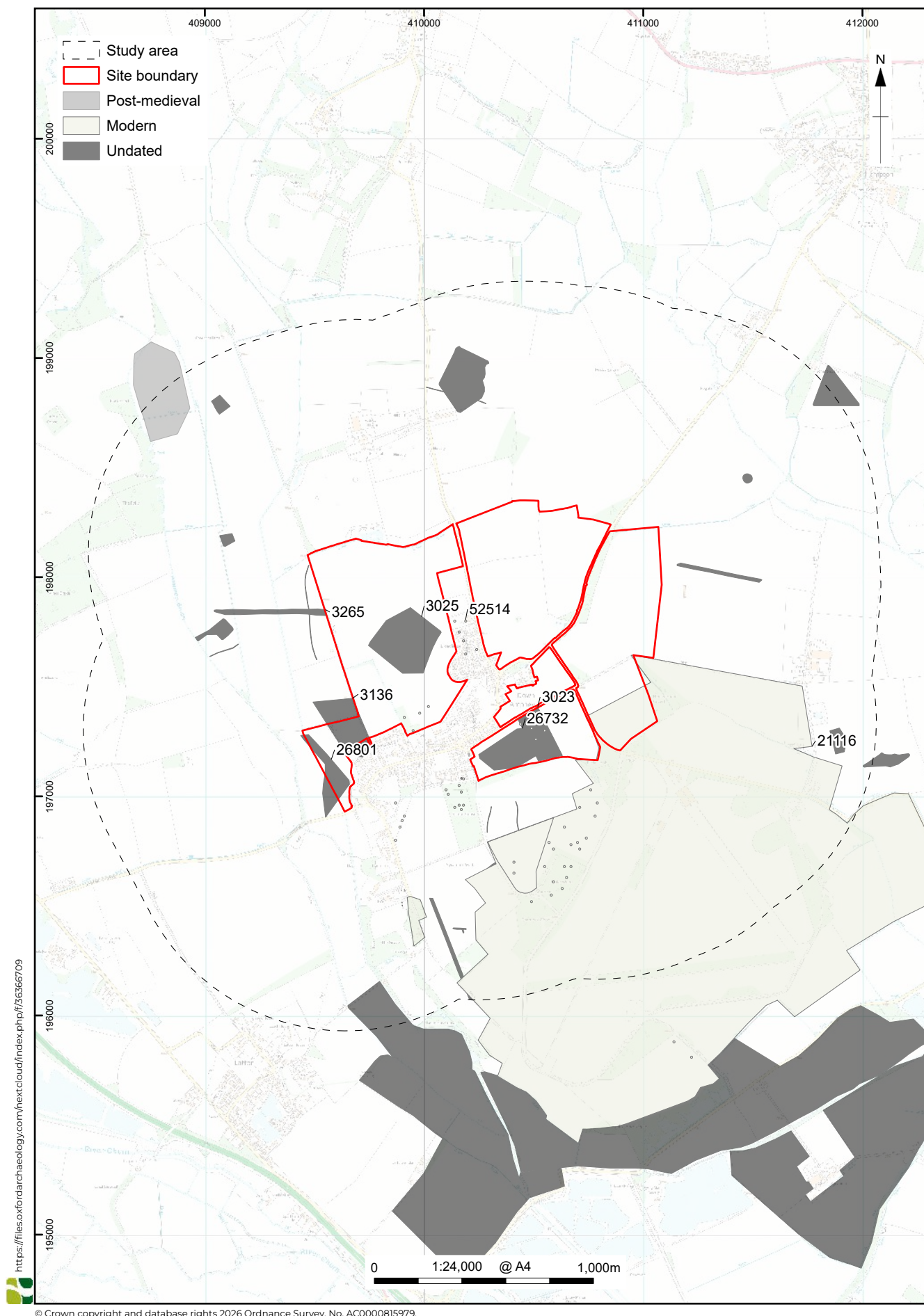


Figure DA5-DA32.5: Post-medieval, modern and undated non-designated heritage assets within the study area

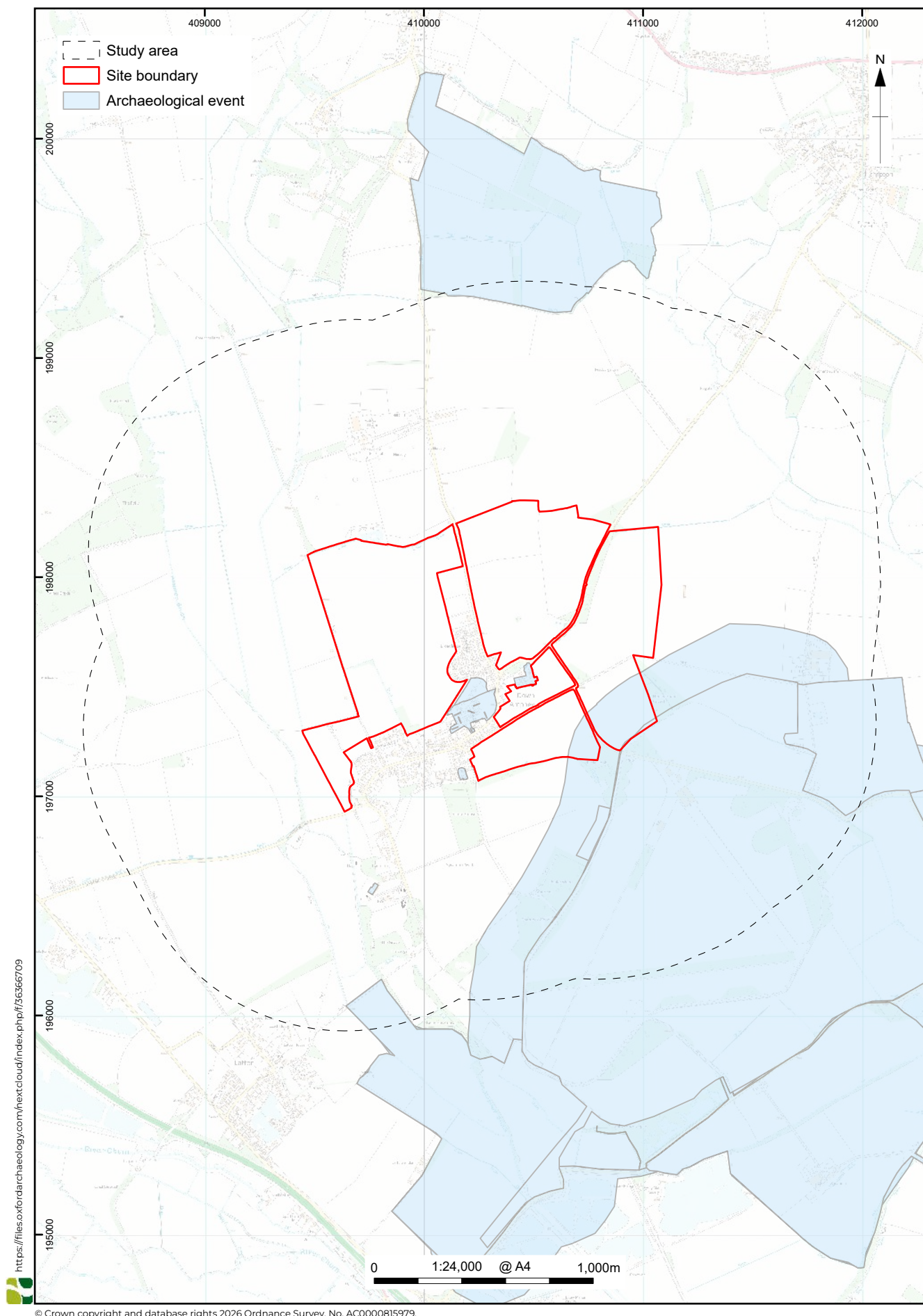


Figure DA5-DA32.6: Archaeological events within the study area

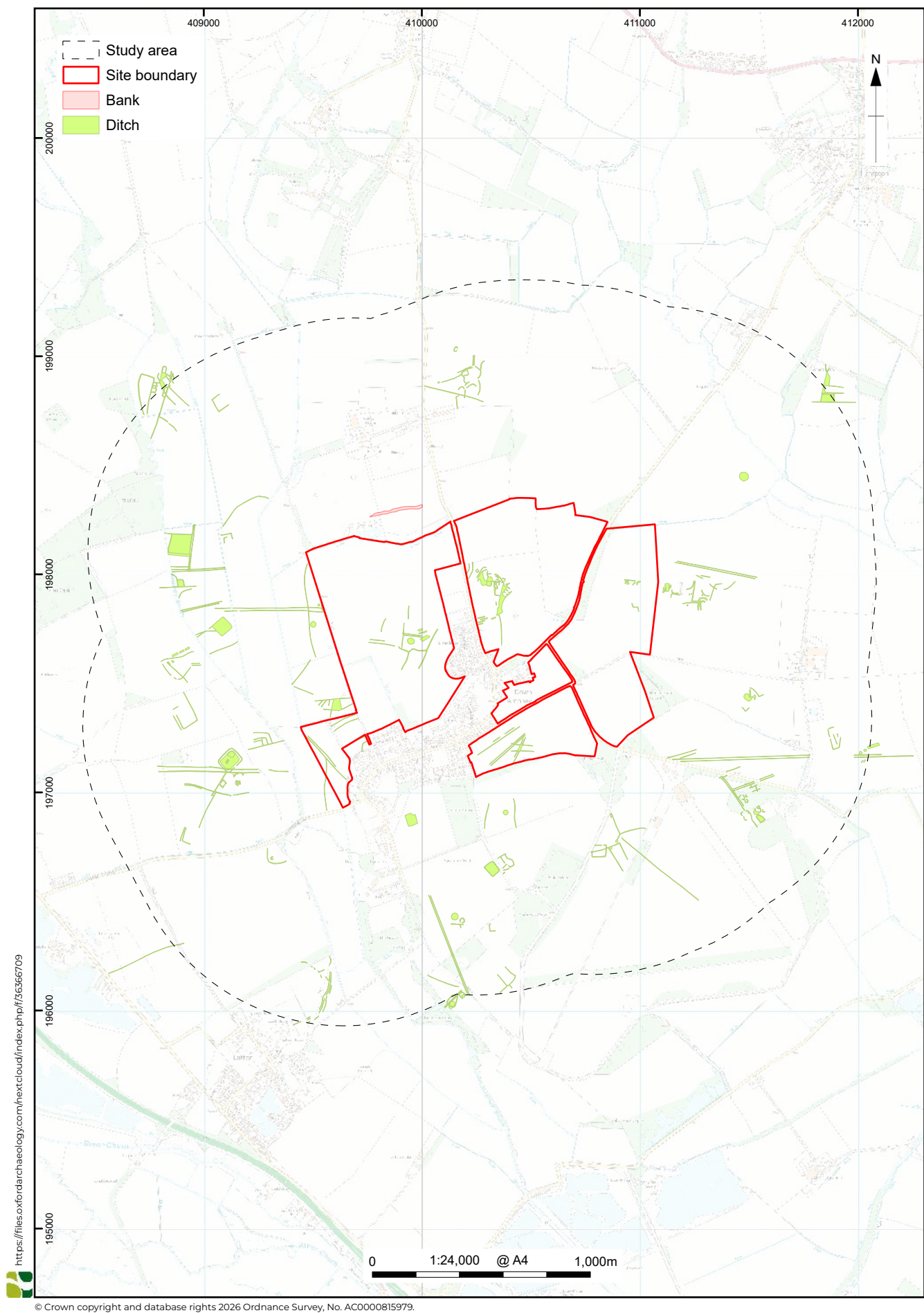
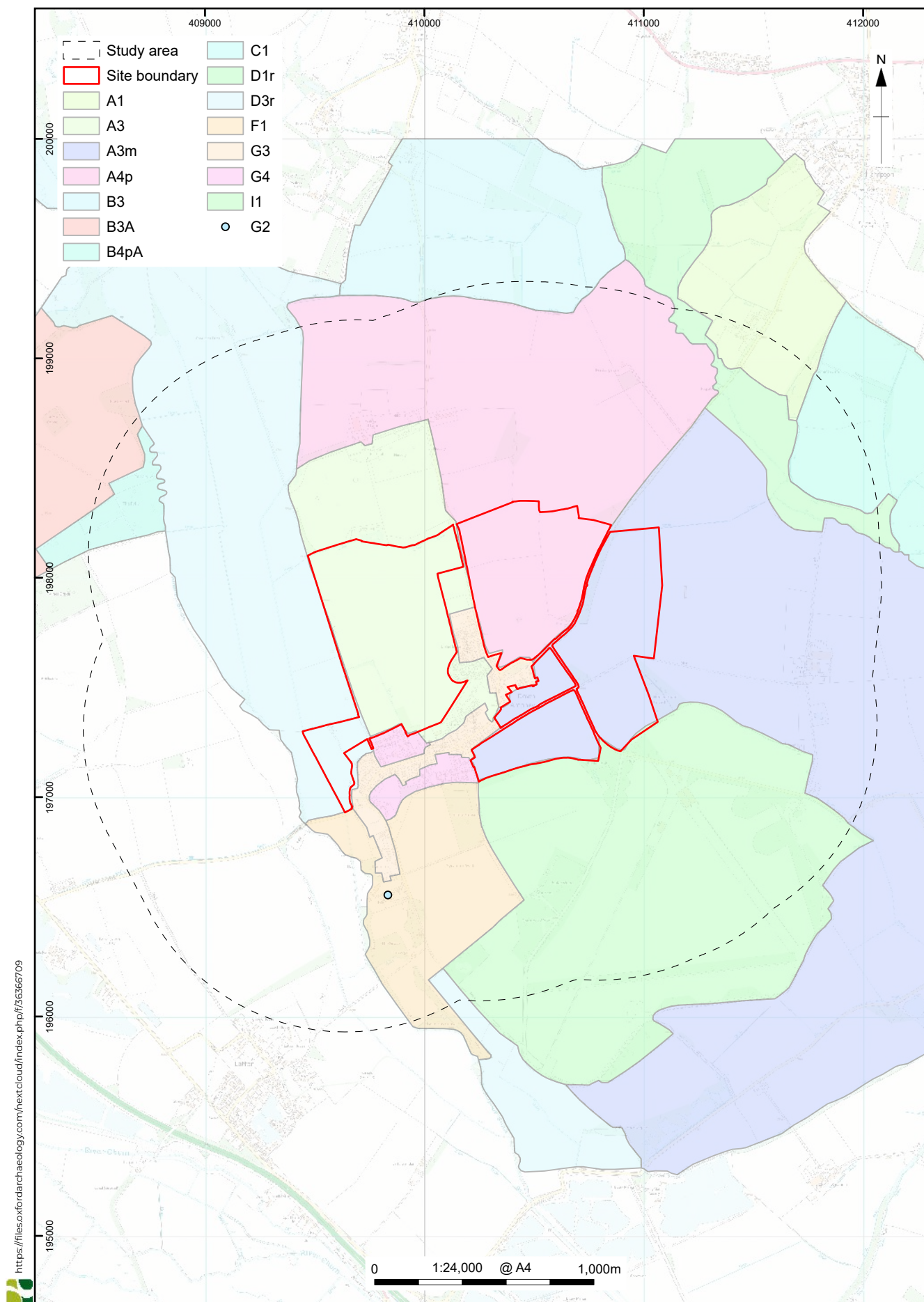


Figure DA5-DA32.7: NMP data within the study area



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 Gloucestershire County Council (2013) Gloucestershire Historic Landscape Characterisation (HLC) including the Cotswolds and the Wye Valley Areas of Outstanding Natural Beauty [data-set].
 York: Archaeology Data Service [distributor] <https://doi.org/10.5284/1020235>

Figure DA5-DA32.8: Historic landscape characterisation of the study area