

Tetbury Site Assessments

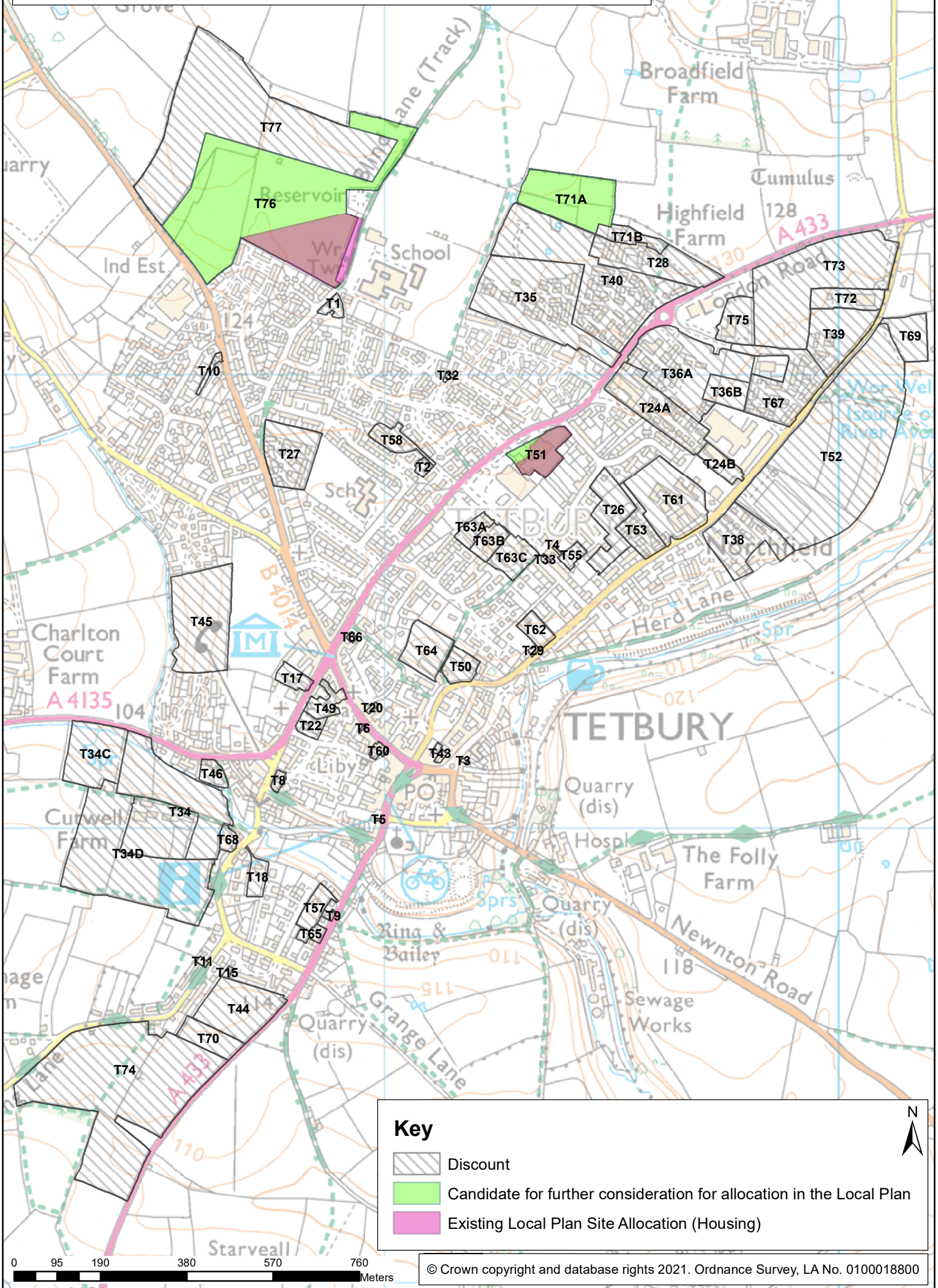
Strategic Housing and Economic Land Availability Assessment (2021)



Contents

Summary Map of Site Assessment Conclusions	I
Site Assessments: Part I	I
Site Assessments: Part 2	9
Land north-east of The Dormers, Cirencester Road (ref: T52)	9
Land north-west of Highfield Cottage (ref: T71A)	14
Land north-east of Hampton Street (adjacent to settlement edge) (ref: T76)	19

Tetbury - Summary Map of Site Assessment Conclusions



Site Assessments: Part I

Ref.	Address	Proposal	Assessment	Conclusion
T1	Water Works, Lowfield Road	Housing	Unavailable - site is in active use as a water works and forms an important part of Tetbury's water infrastructure. There are no plans to release it for development in the future.	Discount
T2	Garages St Marys Road by the Court House	Housing	Below 5 dwelling threshold	Discount
T3	1 Gumstool Hill Tetbury from Dental to dwelling	Housing	Development complete	Discount
T4	15B Northfield Road	Housing	Development complete	Discount
T5	2 Old Brewery Lane, Church Street	Housing	Development complete	Discount
T6	24 Long Street (antiques shop)	Housing	Below 5 dwelling threshold	Discount
T7 (now T8)	39 Close Gardens	Housing	Duplicate of T8	Discount
T8	39 Close Gardens	Housing	Below 5 dwelling threshold	Discount
T9	7 Bath Road	Housing	Below 5 dwelling threshold	Discount
T10	86 Hampton Street	Housing	Development complete + below 5 dwelling threshold	Discount
T11	Adjoining 4 Longfurlong Lane (Out)	Housing	Extant planning permission. Deliverability assessed in Housing Land Supply Report	Discount
T12	Gardens adjacent to rear of The Damsels	Housing	Unavailable - site comprises gardens to the rear of houses. Five or more dwellings could not be suitably accommodated on the site. There has also been no expression of interest for development from the landowners.	Discount
T14	Barn at avenue farm, Knockdown	Housing	Site included in error	Discount
T15	Southfield, off Berrells Road	Housing	Development complete	Discount

Ref.	Address	Proposal	Assessment	Conclusion
T16 (now T53)	Criddle Billington Feeds	Housing	Duplicate of T53	Discount
T17	Dolphin Hall	Housing	Extant planning permission. Deliverability assessed in Housing Land Supply Report	Discount
T18	Land east of Cutwell - large garden	Housing	Below 5 dwelling threshold - part of the site already contains a dwelling. It is not seen how a net gain of 5 or more dwellings can be achieved on the site due to its size and the nature of surrounding development. Other constraints include: poor access; overlooking; AONB; in setting of Conservation Area adjacent to northern boundary; potential contamination from quarry; Water Treatment Facilities 800m buffer; filled quarry / landfill buffer zone.	Discount
T19	Escourt House, Escourt Park	Housing	Site included in error	Discount
T20	Fern House, The Ferns	Housing	Below 5 dwelling threshold	Discount
T21 (now T22)	Fire Station	Housing	Duplicate of T22	Discount
T22	Fire Station, Church Street	Housing	Unavailable - site is currently in use and there are no plans to redevelop the land. Although the site may be released in future, there is no reasonable prospect or certainty that new residential units will be delivered within the plan period. However, brownfield site within built up area of town, which is likely to be suitable if the site is available.	Discount
T23 (now T24)	Former Matbro Site	Housing	Duplicate of T24	Discount
T24A	Former Matbro Site (TET1)	Housing	Extant planning permission. Deliverability assessed in Housing Land Supply Report	Discount
T24B	Former Matbro Site/Land south-east of SIAC	Housing or Employment	Unsuitable - The site is designated as an Established Employment Site in the adopted Local Plan. It is unsuitable for residential development.	Discount
T25 (now T51)	Former Northfield Garage	45 homes	Duplicate of T51	Discount

Ref.	Address	Proposal	Assessment	Conclusion
T26	Gardens at Northleaze / Northfield Road	Housing	Below 5 dwelling threshold - site comprises 9 gardens in multiple ownership. No expression of developer interest. A large portion of the site is also wooded and protected by Tree Preservation Orders. These would prevent access to the rear of the site, which would in effect be 'land locked'. The development of 5 or more dwellings would therefore be unachievable.	Discount
T27	Hampton Street Allotments (GF Allocation Tet.2?)	Housing	Development complete	Discount
T28	Highfield Farmhouse	Housing	Unsuitable – this site forms part of the rural setting of Highfield Farmhouse (a listed building) and the rural gateway into Tetbury. It is unsuitable for development.	Discount
T29	Land adj 24 Cirencester Road	Housing	Development complete	Discount
T30 (now T29)	Land adj 24 Cirencester Road	Housing	Duplicate of T29	Discount
T31A	Land adjacent to Blind Lane	N/A	Superseded by T76 / T77	Discount
T31B	Land adjacent to Blind Lane	Housing	Superseded by T76	Discount
T31C	Land adjacent to Blind Lane	N/A	Superseded by T76 / T77	Discount
T32	Land adjacent to 7 Northlands Way	Housing	Below 5 dwelling threshold	Discount
T33	Land at 11 Northfield Road, Tetbury	Housing	Development complete	Discount
T34, T34C, T34D	Land at Cutwell Farm	Housing	Unsuitable - The development of this site would have a detrimental impact on the AONB and Tetbury's setting and the Conservation Area. The site is within Source Protection Zone 3 and has a high risk to ground water contamination. Access may also be an issue.	Discount
T34C	Land adjacent Cutwell Farm	Housing	Unsuitable - See T34	Discount
T34D	Land at Cutwell Farm	Housing	Unsuitable - See T34	Discount

Ref.	Address	Proposal	Assessment	Conclusion
T35	Land off London Road	Housing	Extant planning permission. Deliverability assessed in Housing Land Supply Report	Discount
T36A	Land at SIAC site, London Road	Housing	Development complete	Discount
T36B	Land to the south of Quercus Road	30 affordable homes	Extant planning permission. Deliverability assessed in Housing Land Supply Report	Discount
T37	Land at Springfields	Housing	Development complete	Discount
T38	Land at the Dormers, Cirencester Road	Housing	Development complete	Discount
T39	Pike Field, extension to Tetbury Industrial Estate	Housing or Employment	Development complete	Discount
T40	Land north of Shepherd's Mead	Housing	Extant planning permission. Deliverability assessed in Housing Land Supply Report	Discount
T41 (now T44)	Land off Bath Road	Housing	Duplicate of T44	Discount
T42	Land North of Shepherd's Mead	Housing	Duplicate of T28	Discount
T43	Land to the rear of 19 Market Place	Housing	Extant planning permission. Deliverability assessed in Housing Land Supply Report	Discount
T44	Land to the rear of Southfield Road (land off Bath Road)	Housing	Extant planning permission. Deliverability assessed in Housing Land Supply Report	Discount
T45	Land to west of Tetbury (recreation ground), Sherwood Road	85 homes	Unsuitable and unachievable - highly sensitive location and development would have a detrimental impact on the landscape and the wider AONB, affecting key views from the west. There are also important views from the recreation ground – a major community asset – out into the open countryside. Development would leave behind a patch of green space to the east, rather than a green corridor. In addition, although the site can be accessed from Sherwood Road, which is a narrow residential cul-de-sac with on-street parking and is unsuitable for intensification of use. There are also flood risk issues to the west.	Discount

Ref.	Address	Proposal	Assessment	Conclusion
T46	Large garden at Brookdale, south side of Charlton Road	Housing	Development complete	Discount
T47 (now T57)	The Old Quarries, The Berrells - large garden	Housing	Duplicate of T57	Discount
T48 (now T18)	Land at Cutwell - large garden	Housing	Duplicate of T18	Discount
T49	Large garden - adjacent to the fire station, New Church Street	Housing or Employment	Below 5 dwelling threshold - heritage assets constrain development of this site. Site is within Development Boundary but it is not seen how the minimum threshold of 5 dwellings can be achieved.	Discount
T50	Large garden at Chipping Croft	Housing	Below 5 dwelling threshold - the area that might accommodate any sort of acceptable development would not accommodate 5 dwellings, pushing site below 5 dwelling threshold. The site is also highly sensitive being in setting of a Listed Building. Access would be a major issue. Topography issues would also be prohibitive. Other constraints include: AONB; within Conservation Area; Filled Quarry or Landfill buffer zone.	Discount
T51	Northfield Garage Site, London Road	50 dwellings	The site is allocated for residential development in the adopted Local Plan. It is in the built up area of Tetbury and is within the development boundary. A planning application is currently being determined for 45 residential dwellings, associated garages/parking and the demolition of existing petrol filling station and other existing buildings (ref: 21/00549/FUL). The site allocation continues to have a reasonable of being delivered within the plan period. Given that a planning application is currently being determined, a detailed site assessment is not be provided within the SHELAA. Should the application be refused, the site will be reassessed in light of the outcome of the planning application.	Developable
T52	Land north-east of The Dormers, Cirencester Road	Housing	Detailed site assessment provided in Part 2. This finds the site to be unsuitable for allocation in the Local Plan.	Discount
T53	Former Criddle Billington Site, Cirencester Road, Tetbury	Housing	Development complete	Discount

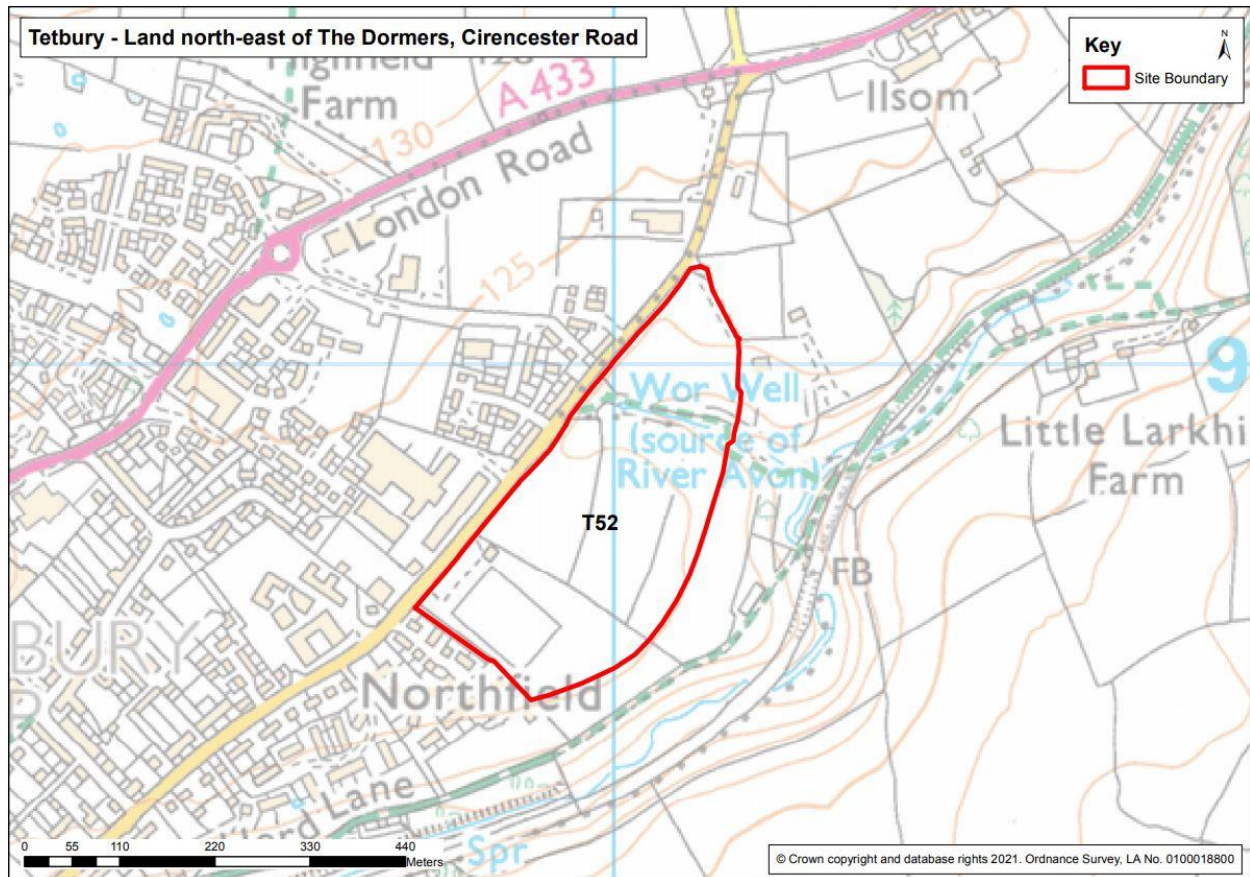
Ref.	Address	Proposal	Assessment	Conclusion
T54	Pond Lodge, Doughton GL8 8TH	Housing	Site included in error	Discount
T55	Land south-west of Northleaze	Housing	Unsuitable, unachievable and unavailable - backland site comprising 5 gardens in multiple ownership, which are all in active use and are unlikely to come forward for development. Urban capacity Study site with no expression of interest from landowners. Concerns about how access can be achieved.	Discount
T56	The Meeting Room, Northfield Road	Housing	Unable to locate site	Discount
T57	The Old Quarries, The Berrells - large garden	Housing	Unachievable and unsuitable - major access issue and the site also has many mature trees. Difficult site with too many constraints to overcome.	Discount
T58	The Retreat, London Road (demolition of care home)	Housing	Development complete	Discount
T59 (now T45)	Land west of Recreation Ground	Housing	Duplicate of T45	Discount
T60	10/12 Long Street, Tetbury	Housing	Development complete	Discount
T61	Autonomis Site	Housing	Extant planning permission. Deliverability assessed in Housing Land Supply Report	Discount
T62	Land adjacent to 28 Cirencester Road	Housing	Unsuitable - The site is within the Conservation Area and has steep topography and many mature trees.	Discount
T63A	Priory Industrial Estate	Housing	Unavailable - protected employment site that is in active use. No expression of developer interest. The site may be suitable for redevelopment for employment purposes.	Discount
T63B	Priory Industrial Estate	Housing or Employment	Unavailable - protected employment site that is in active use. No expression of developer interest. The site may be suitable for redevelopment for employment purposes.	Discount
T63C	Priory Industrial Estate	Housing	Unavailable - protected employment site that is in active use. No expression of developer interest. The site may be suitable for redevelopment for employment purposes.	Discount
T64	Land south of The Priory between Park Close and Love Lane	Housing	9 dwellings under construction (17/05083/FUL). The remainder of the site is gardens, which are not available and are unsuitable.	Discount

Ref.	Address	Proposal	Assessment	Conclusion
T65	Lyndhurst, Bath Road	Housing	Extant planning permission. Deliverability assessed in Housing Land Supply Report	Discount
T66	Former Pegler's Garage, London Road	Housing	Development complete	Discount
T67	Land off Quercus Park	Housing or Employment	Development complete (ref: 14/03567/REM)	Discount
T68	Land at Cutwell Farm, Cutwell	5 homes	A new access has been installed to the north but the surrounding building pattern is low density and would not support the provision of 5 dwellings, particularly given that this is an elevated site in a sensitive part of the Conservation Area.	Discount
T69	Wells Masonry, Ilsom Farm, Cirencester Road	Housing	Extant planning permission. Deliverability assessed in Housing Land Supply Report	Discount
T70	Land at Bath Road	10 dwellings	Unsuitable - The site is very separate from the Bath Road development to the north and would be a much greater intrusion into the AONB. The design of the Bath Road development provides a new and much improved urban edge to Tetbury and is screened by trees and a mature hedgerow. Further development would break away into open countryside and would have a significant detrimental impact the setting of the town. Development would also bring Tetbury's settlement line close to Doughton and its Conservation Area. There are also greater issues to those raised at the Berrells Road appeal regarding the impact on Highgrove. There are also concerns regarding access onto Bath Road.	Discount
T71A	Land north-west of Highfield Cottage	10-30 homes + a doctors surgery	Detailed site assessment provided in Part 2.	See Part 2
T71B	Highfield Cottage planning permission	Housing	Extant planning permission. Deliverability assessed in Housing Land Supply Report	Discount
T72	IHS Offices, Cirencester Road	Employment	Site already fully developed for employment use	Discount
T73	Pike Field	Employment	Unavailable - the site has recently been developed into a sports field and is not available for other uses	Discount

Ref.	Address	Proposal	Assessment	Conclusion
T74	Land off Long Furlong Lane	150 homes	Unsuitable - The development of this site would be a major southern extension to Tetbury within a highly sensitive part of the AONB. There would also be significantly greater issues to those raised at the Berrells Road appeal regarding the impact on Highgrove. The development of this site is also out of keeping with the pattern of development in Tetbury and is effectively ribbon development along the A433. It would have an unacceptable impact on the setting of the town.	Discount
T75	Timberpride, Quercus Road, GL8 8GX	20 homes	Unsuitable - The site is designated as an Established Employment Site in the adopted Local Plan. It is therefore unsuitable for residential development.	Discount
T76	Land north-east of Hampton Street (adjacent to settlement edge)	120 homes	Detailed site assessment provided in Part 2.	See Part 2
T77	Land north-east of Hampton Street (north of T76)	Nothing proposed	Additional available land in the same ownership as T76. However, no development is proposed here.	Discount

Site Assessments: Part 2

Land north-east of The Dormers, Cirencester Road (ref: T52)



Proposal: Housing / doctor's surgery

Assessment date: February 2021

Site area: 7.01ha

Land ownership: Unknown

Site description

The site is located on the north-eastern edge of Tetbury and mostly comprises four pastoral fields, which have rolling topography. The southern part of the site also incorporates Preston Park, which is the home of Tetbury Football Club.

Cirencester Road forms the north-western boundary with a combination of new housing development and older industrial development opposite. To the south-west is a new housing development (The Dormers). To the north is also a new housing development (Ilsom Farm). Wor Well Farmhouse is located within extensive grounds to the north-east and the access road to this dwelling runs through the northern part of the site. To the east, the topography falls away into a steeply sided valley, which contains a stream and the formation of the former Kemble to Tetbury railway line, which is now a public bridleway.

Wor Well is located within the site and is said to be the source of the River Avon. The well feeds a stream, which flows eastwards through the northern part of the site.

Initial finding

From the outset, Preston Park has not been promoted for development and it is understood to be unavailable. This part of the site is therefore discounted from further assessment.

Planning history

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

04/02419/FUL - New access from B4067, Cirencester Road. Refused

05/00613/FUL - Provision of new farm access, footpath and footbridge (revised scheme). Permitted

Landscape

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

Description

The parcel is within the Cotswolds AONB and is comprised of a number of pastoral fields and the Tetbury Football Club grounds. The fields are divided by a varying combination of hedgerow, post and wire fencing and dry stone walling. The eastern field and football club grounds are only partially within the parcel boundary. This creates an open boundary to the east. The northern field is currently the subject of a pre-application proposal for the development of a doctors surgery and 25 dwellings (21/00092/PAYPRE). The northern field is also divided from the other fields by the Wor Well Farmhouse access road which is also a PRoW (Tetbury Upton 46 Footpath). This is also the location of Wor Well which is considered to be the source of the River Avon.

Existing residential and industrial development is present to the north, west and south west of the parcel. The eastern/south eastern boundary opens onto the wider agricultural landscape, linear woodland and a pleasant undeveloped valley landscape.

Landscape Context

National Character Area 107: Cotswolds

Landscape Character Type 11: Dip-Slope Lowland

Landscape Character Area 11A: South and Mid Cotswolds Lowlands

Constraints/Designations

Landscape: Within the Cotswolds AONB

Historic: No Listed Buildings or SAM.

Other: Tetbury Upton 46 Footpath crosses the parcel. Another PRoW is present beyond the south eastern parcel boundary.

Landscape sensitivity

Evaluation: High

Justification: The parcel has susceptibility to change through housing development due to its position within open countryside. Development would represent encroachment into the characteristically rural landscape around the Tetbury settlement and form a prominent addition. The parcel occupies a pleasant rural gap to the east of Cirencester Road. The erosion of this gap through the development of the parcel would be regrettable as it provides an important rural backdrop to the settlement and a link to the wider countryside. The parcel reads as part of the wider rural landscape, with its gently sloping and undulating pastoral characteristics. This can be appreciated from Cirencester Road and the local PRoW. The eastern/south eastern boundary does not follow any historic boundary. The introduction of built development to this parcel of land would be at odds with its prevailing landscape character and would also diminish the tranquillity of the Cotswolds AONB landscape that it is located within. The parcel is considered to have **High** landscape sensitivity due to the above factors.

Biodiversity

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

The site is not located within an area with a formal wildlife conservation designation. However, the south-western part of the site is modelled to be within a Great Crested Newt (GCN) Red Zone and the remainder of the site is

modelled to be within a GCN Amber Zone. Further investigation is required to understand whether GCNs are present.

The majority of the site appears to comprise semi-improved/improved and regularly mown grassland. However, an area of concern for biodiversity would be the area that follows the public right of way through the site, which comprises a small wooded “copse”, a line of trees along the existing farm access road and a pond. In addition, the site contains various established hedgerows, trees and dry stone walls, which may provide habitat for protected species. A barn owl box was observed adjacent to the eastern boundary. The site is also located close to Priority Habitat (deciduous woodland) to the south.

A Preliminary Ecological Survey and any associated more detailed assessments would be required to better understand any ecological constraints to development at this site and how Biodiversity Net Gain could be delivered.

Trees

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

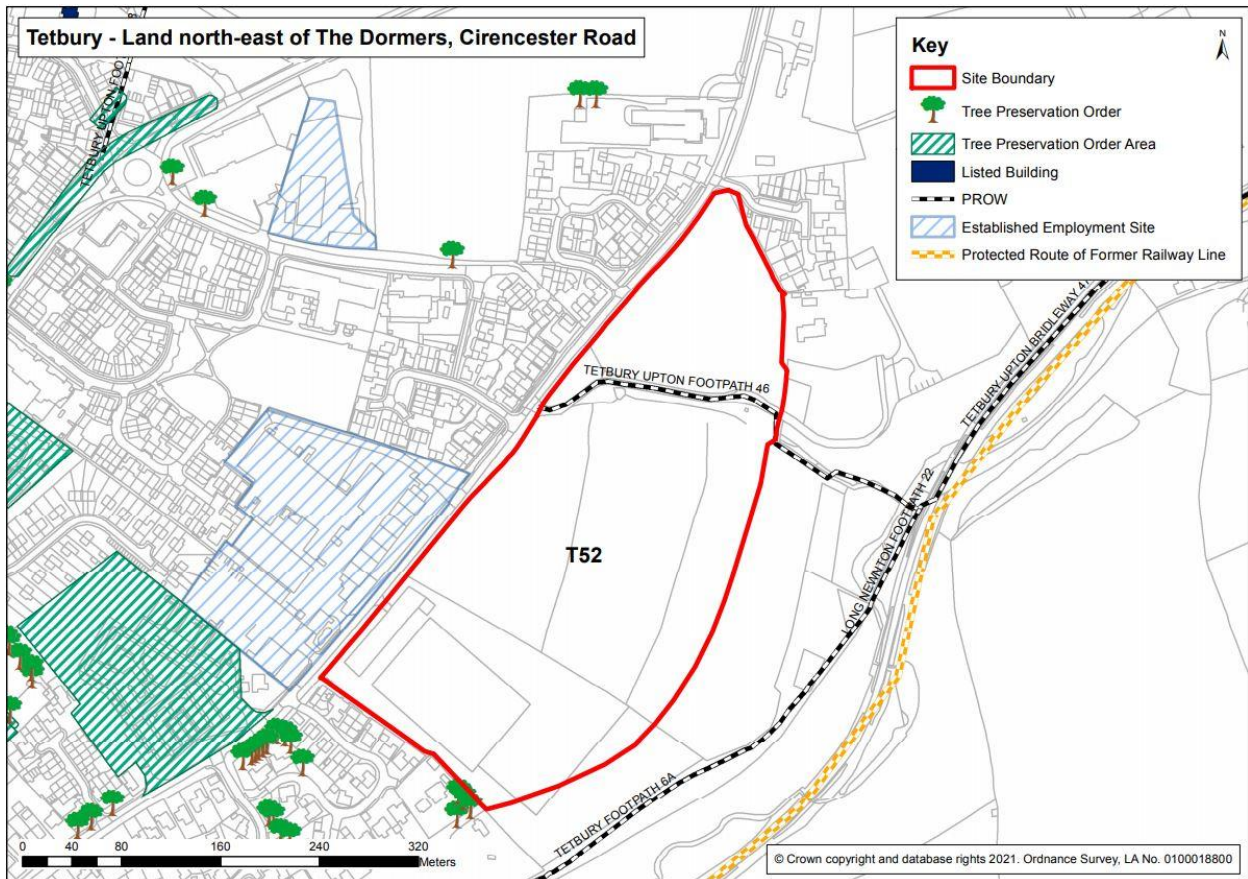
The site does not contain any trees that are protected by a Tree Preservation Order. However, there are some large deciduous field trees, which are attractive and important individual trees. There are also various self-seeded Ash trees along the site boundary with Cirencester Road and growing within the hedgerows, as well as a copse of attractive planted trees along the entrance into Worwell Farm.

If this site were to be developed (or any part of it), there would be an opportunity to incorporate additional tree planting. This may be particularly important along the eastern boundary to screen development.



Historic Environment (excluding archaeology)

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



Historic Environment Context/Constraints and Opportunities

Context: The site forms part of a larger open area to the south of Cirencester Road, which gives extensive and attractive views down over a rolling rural landscape. The more level land to the north of the road has been extensively developed. Despite this development, the open green area to the south still provides a strongly rural approach to the historic town and its designated Conservation Area.

Historic mapping shows that the field boundaries within the site have remained largely unchanged in the last 200 years, probably longer. The eastern boundary of the site would, however, cut through a field and would not respect the historic field pattern.

Designated heritage assets: The site provides a legible rural setting to the Conservation Area and contributes positively to its setting and significance, although the distance between the site and the Conservation Area does moderate this contribution.

Non-Designated heritage assets: Dry stone wall along part of the boundary with Cirencester Road.

Heritage at risk issues: None known.

Other issues / constraints

- Tetbury has a long-standing need for a new doctor's surgery. This site could potentially resolve this issue. The NHS Clinical Commissioning Group indicate that approximately 0.4ha of land would be required for the new surgery.
- Impact on 'Wor Well' (the source of the River Avon), which has heritage / tourism interest. The development of the site would change the setting of the well.
- Loss of agricultural land – a detailed survey shows the southern part of the site is mostly Grade 1 agricultural land, although the southern part of the site also contains some Grade 3a land. The easternmost field is Grade 3b. Grades 1-3a are classified as best and most versatile agricultural land. The field north of the farm access track has not yet had a detailed soil survey, which would be required of any development proposal.
- Source Protection Zone.

- Kemble Airfield Safeguarding Zone.

Summary

Preston Park (home of Tetbury Football Club) is not available for development. The remainder of the site is an attractive pastoral greenspace, which is located within the Area of Outstanding Natural Beauty and has “High” landscape sensitivity and potential ecological issues. Part of the site is Grade I and 3a best and most versatile agricultural land. The northern field requires a soil survey to establish the soil quality. The site also incorporates Wor Well, which is the source of the River Avon. The development of the site would negatively impact the rural setting of the well, as well as the rural setting of the historic town of Tetbury and its designated Conservation Area.

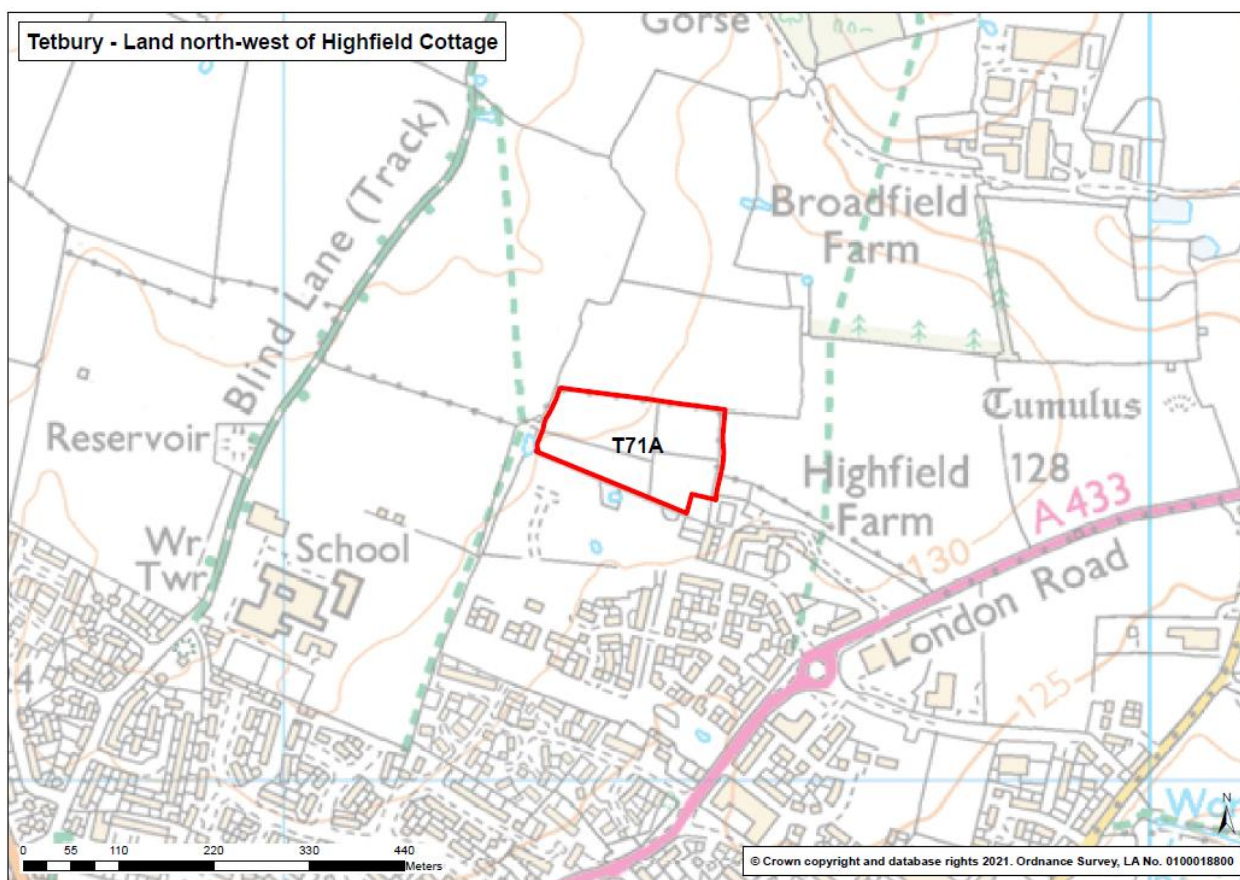
There is a longstanding need for a doctor’s surgery in Tetbury but the constraints on this site are such that it would be difficult for the benefits of providing a new surgery to outweigh the harm that would result from development in this location. Moreover, the level of harm would increase further if any additional housing development were to be included within the development proposal.

A good alternative for this site might be for new green infrastructure / open space provision for the town, which would link in with the railway path to the east.

Recommendation

No part of this site is suitable for allocation in the Local Plan at the present time.

Land north-west of Highfield Cottage (ref: T71A)



Proposal: 10 to 30 homes and a doctor's surgery

Assessment date: January 2021

Site area: 2.09ha

Land ownership: Single ownership

Site description

The site is located on flat ground to the north of Tetbury. It is currently a field divided by post and rail fencing and is used as horse paddocks.

The site is surrounded by a tall hedgerow to the north, east and west with open countryside beyond. Sir William Romney School Grounds are located to the south-west. The 250 dwelling Highfields Farm development is under construction immediately to the south. Highfields Cottage, a Grade II listed building, is located to the south-east. There are five dwellings located around Highfield Cottage (1-5 Highfield Mews) and some small-scale commercial uses (Krayem Design / Cherish Salon). A residential development comprising five further dwellings has also been permitted on land to the south-east (ref: 20/00864/FUL).

The site is currently accessed from London Road via a narrow private track. The proposed access would be via the Miller Homes site to the south.

Planning history

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

The site is not located within the Tetbury development boundary, as defined by the adopted Local Plan. It has only one planning permission:

18/02550/FUL - Change of use from Agricultural to part Agricultural and part Equestrian use, with the addition of 2 field shelters

Land to the south-east

20/00864/FUL – “Proposed Residential Development comprising of 5 dwellings and associated parking”. Permitted

16/03735/FUL – “Proposed residential development comprising of 4 dwellings, two car ports and associated parking”. Permitted

Land to the south

13/02391/OUT – “Residential development up to a maximum of 250 units, access road and landscaping with all other matters reserved (Re-submission of 11/01591/OUT)”. Permitted

15/02517/REM – “Reserved Matters Application in conjunction with outline planning permission reference 13/02391/OUT for Residential Development of up a maximum of 250 units, access road and landscaping”. Permitted

Landscape

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

Description

The parcel is comprised of a field within the AONB to the north of the Tetbury settlement. The field is used for equestrian activity. It is bound by hedgerow and trees to the north, east and west. It was previously assessed within the ‘Study of Land Surrounding Key Settlements in Cotswold District: Update’ (Cotswold District Council and White Consultants, November 2015). The southern boundary is formed by the neighbouring Highfields Farm residential development (15/02517/REM).

Beyond the boundary vegetation to the north, east and west is a continuation of the field network present within the parcel. To the south is the main body of the Tetbury settlement. This residential context has an effect on the rural context of the parcel.

To the west is Tetbury Upton Footpath 7 and to the east is Tetbury Upton Footpath 8, both follow a roughly north/south axis. Views into and out of the parcel are filtered by this vegetation. Views from the south are also screened by built form.

Landscape Context

National Character Area 107: Cotswolds

Landscape Character Type 11: Dip-Slope Lowland

Landscape Character Area 11a: South and Mid Cotswolds Lowlands

Constraints/Designations

Landscape: Within the Cotswolds AONB

Historic: No historic features within the parcel. Highfield Cottage is listed and is approximately 95m to the south east.

Other: No PRoW present within the parcel. Tetbury Upton Footpath 7 is near the western boundary.

Landscape sensitivity

Evaluation: Medium

Justification: The parcel is susceptible to development by reason of its location on the settlement edge, its current land use, its consistency with, and relationship to, the wider farmed landscape, and the PRoW to the east and west. The parcels value is reflected in its AONB designation and it contributes to the qualities and character of the area. However, it is influenced by the neighbouring residential scheme and the weak landscape transition between the parcel and the neighbouring site. The layers of vegetation to the north, east and west filter views and provide strong landscape features. These would provide a strong settlement edge and would need to be retained and supplemented within any scheme.

Biodiversity

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

The site is not located within an area covered by a formal nature conservation designation. However, it is located within a Great Crested Newt red zone. Furthermore, a large established pond is located adjacent to the western

boundary. Additional ponds are included adjacent to the southern boundary within the Highfields Farm development and the will be created within the five dwelling development to the south-east. This issue would need further exploration.

The site predominantly comprises a grazed field. There are tall and dense hedgerows around the site boundaries, which have dry stone walls at their base and also contain some deciduous trees. Some sections of the dry stone walls have fallen into disrepair. The hedgerows and dry stone walls may provide habitat for protected species, such as birds, foraging and roosting bats, reptiles and amphibians. The hedgerows also have strong connections with the surrounding green infrastructure network.

The development of this site is likely to impact biodiversity through disturbance, additional noise and light, and through pollution caused by development. However, ways to deliver Biodiversity Net Gain in this location might include habitat creation to support Great crested Newts and additional tree planting.

Trees

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



The site does not contain any trees protected by a Tree Preservation Order (TPO). However, there is a Pine tree located adjacent to the south-west corner which has a TPO.

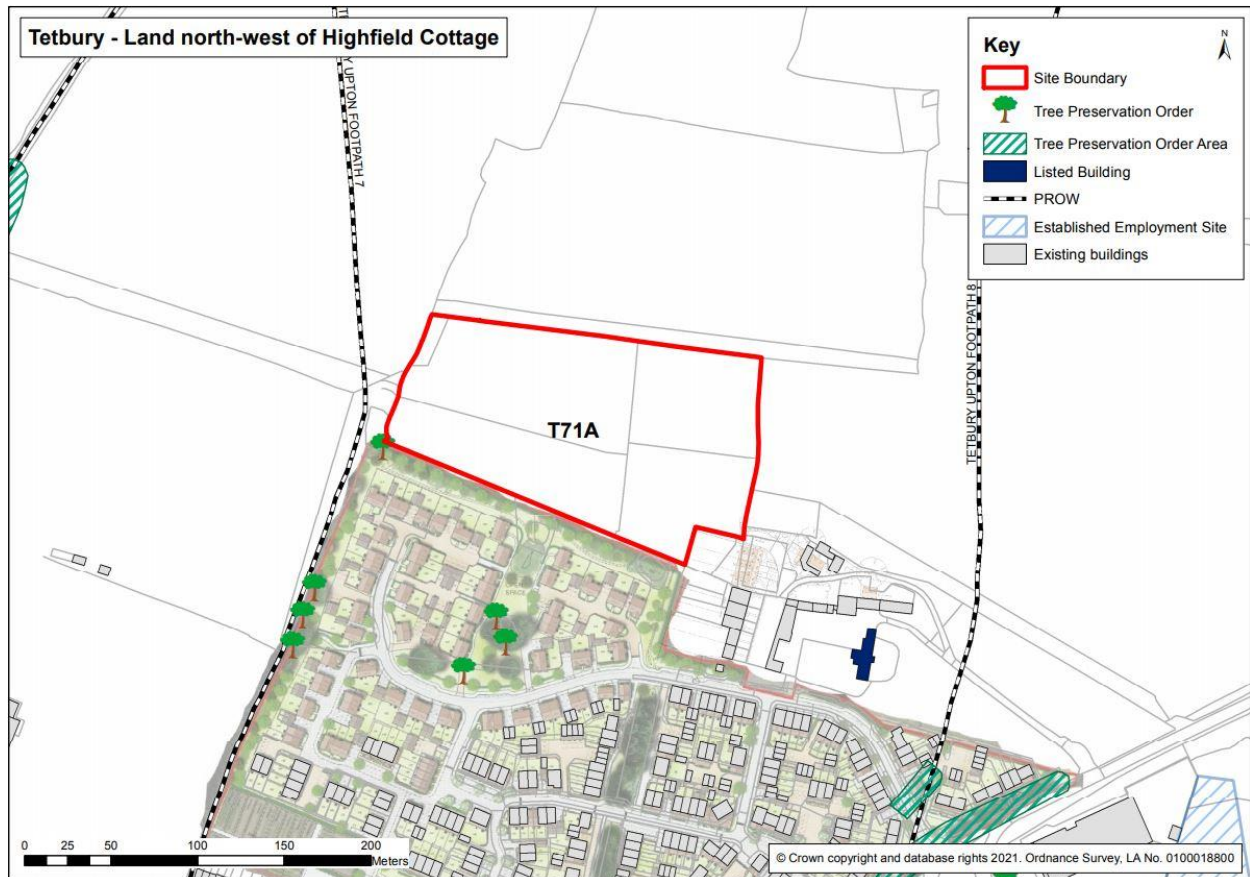
The trees within the site are confined to the boundaries. There are several larger deciduous trees on the eastern boundary. The northern and western boundaries comprise mainly an outgrown hedgerow. Trees will also be planted along the southern boundary as part of the Highfield Farm development.

The trees and hedgerows have an important function in screening this site within the wider landscape. Without this screening, the site would be significantly less developable.

It is expected that the main part of the site could be developed without harming any trees. However, the site access may require the removal of some landscaping within the Highfields Farm development, which includes some newly planted trees. This would have a harmful impact and requires further assessment to understand whether the access can be achieved. Compensatory tree planting would also be required within the development of T71A.

Historic Environment (excluding archaeology)

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



Historic Environment Context/Constraints and Opportunities

Context: the site was once part of a larger field, which at one time extended further to the south and incorporated part of the land which today accommodates the north-western part of the 250 dwelling Highfield Farm development. This development, together with the recently approved five dwelling scheme to the south-east, mean this site will soon be seen in the context of modern development to the south.

Designated heritage assets: There are no designated heritage assets within the site. The Grade II listed Highfield Cottage is located 95m to the south-east and development would have a harmful impact on the rural setting of this building. An access route past Highfield Cottage would likely further harm the setting of this building, so would unlikely to be supported. An access via the Highfield Farm development would be more suitable.

The site is not within the setting of any further listed buildings or the Conservation Area.

Non-Designated heritage assets: Dry stone walls which surround the site.

Heritage at risk issues: None known.

Other issues / constraints

- Tetbury has a long-standing need for a new doctor's surgery. This site could potentially resolve this issue. The NHS Clinical Commissioning Group indicate that approximately 0.4ha of land would be required for the new surgery.
- Although the site is reasonably well contained, its development would extend Tetbury's line of development even further northwards. The site is surrounded by fields on three sides. Its development would create a spur of development which juts out into the open countryside. This would also make the surrounding land more susceptible to further development.

- Although no longer in productive agricultural use, this is a greenfield site and its development would lose a reasonably large field the AONB.

Summary

This is a greenfield site within the AONB that is reasonably well contained. The site is seen in the context of modern development to the south. There is uncertainty about how the access can be achieved. However, if this issue can be overcome, the site could help to deliver a much needed doctor's surgery in Tetbury, albeit the site is reasonably far from the town centre and has no public transport connections.

Recommendation

The site is a candidate for further consideration for allocation within the Local Plan.

Indicative capacity

- 0.4ha for a doctor's surgery
- 42 homes dwellings (based on a density multiplier assumption on the remaining 1.69ha of land – a higher or lower number of homes may be suitable subject to a detailed design proposal). The proposal for 10-30 homes could be accommodated.

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

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

If T71A were to be developed, the scheme should:

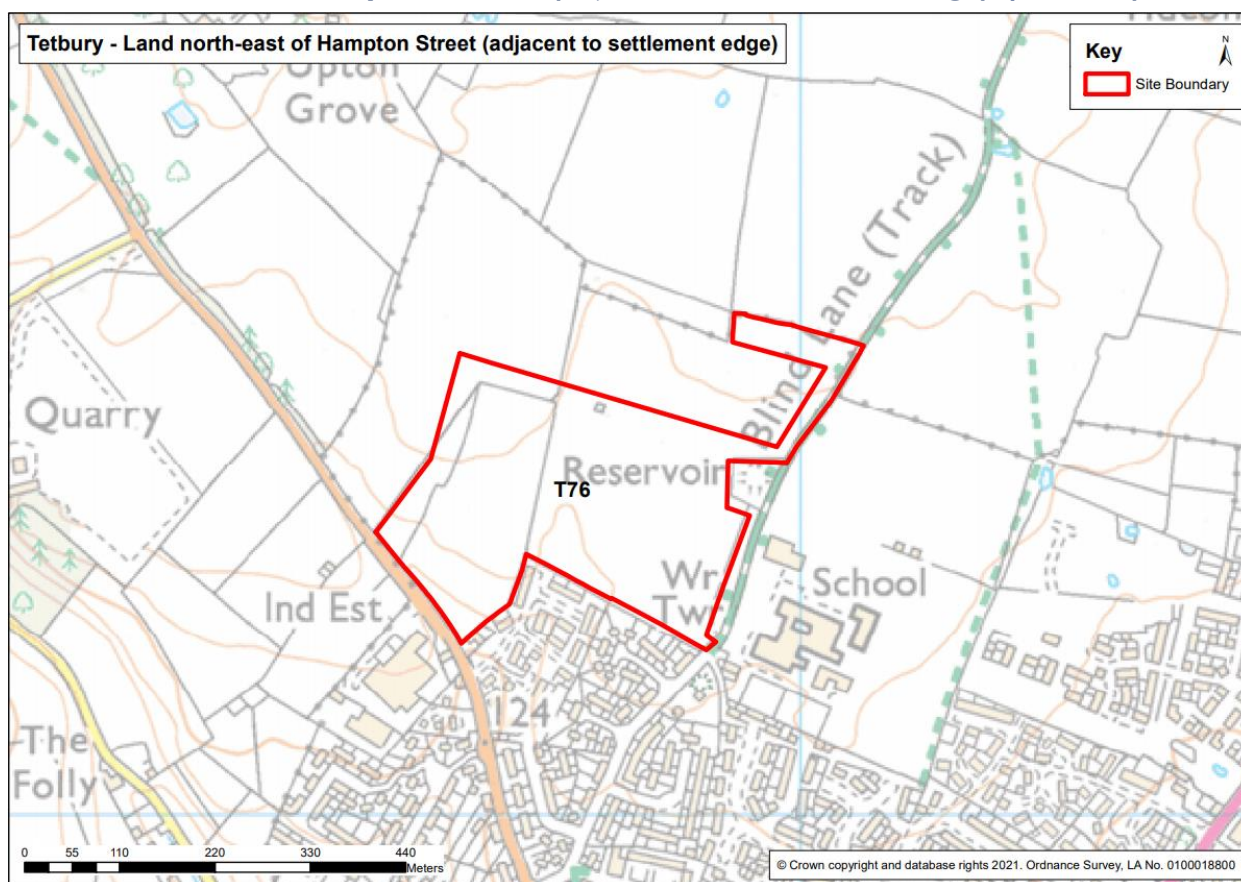
- provide 0.4ha of land to accommodate a doctor's surgery;
- Green Infrastructure provision, which could include a natural health provision; and
- restore the dry stone walls in the site boundaries.

Key actions required

Actions for developer

- Confirmation of land ownership and consent for the access
- Confirmation with County Highways that the access would be suitable for the proposed development
- Preliminary Ecology Assessment (and any associated detailed surveys)
- Landscape and visual impact assessment

Land north-east of Hampton Street (adjacent to settlement edge) (ref: T76)



Proposal: 100-120 dwellings with a new access from Hampton Street and substantial areas of tree planting, including in the north-east corner (this explains the irregular shape of the site). Potential for new doctor's surgery.

Site area: 9.91ha

Assessment date: site visit in January 2021 (assessment further updated in August 2021)

Land ownership: Single ownership

Site description

This site lies on the north-western edge of Tetbury on land with rolling topography. The topography falls more steeply towards Hampton Street (B4014) in the western part of the site. The site occupies parts of three larger pastoral fields.

There is currently no defined northern boundary - the fields that the site sits within extend further to the north and there is a tree line along the northern boundary of those fields. The site is adjacent to Sir William Romney's School and Tetbury Leisure Centre to the east, from which it is separated by a dense and tall tree belt and a restricted byway known as 'Blind Lane'. Houses on Longtree Close and Upton Gardens are located to the south – their rear elevations and garden areas look over the site. Adjacent to the north-east of the site is a raised, turf-covered, reservoir. Hampton Street forms the western boundary, with a continuation of the agricultural landscape beyond. Hampton Street Industrial Estate is located to the south-west.

Planning history

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

The south-eastern part of the site is allocated for residential development in the adopted Local Plan. It is also located within the Tetbury development boundary, as defined by the Local Plan policies map.

14/01610/OUT - Residential development of up to 120 dwellings, with vehicular access from Hampton Street, associated public open space and other infrastructure. Withdrawn

Landscape

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

Description

The current parcel boundary is taken from the 'Land at Blind Lane, Tetbury, A Landscape Vision Document' (Redrow Homes Submission of Statements to the Cotswold District Council Local Plan Examination 2017). This document and boundary seeks to outline how residential dwellings and a new access road from Hampton Street could be delivered. The proposed built form would be set within an expanded vegetative boundary network alongside open space and SuDs provision.

The current parcel was previously assessed as part of the 'Study of land surrounding Key Settlements in Cotswold District Update' (Cotswold District Council and White Consultants, October 2014) report. It was identified as forming part of parcels T_31B and T_31C. The descriptions of the parcels from that report are reproduced below:

T_31B:

'This site lies on the north western edge of Tetbury and consists of part of a large flat to very gently rolling pasture field set just above the valley slopes to the south west. It lies adjacent to Sir William Romney's School to the east, from which it is separated by a tarmac lane, which functions as a PROW and a dense, tall tree belt, permitting very limited views in. Along its southern boundary houses on Longtree and Upton have views in from rear elevations over garden vegetation. Part of the site's northern boundary is a raised, turf-covered reservoir, which serves as a screen from glimpsed views further along the PROW to the north, while the north western boundary is notional and open, bound further north by a dense tree belt within a walled enclosure, so there are no long views into or out of the site. Views from Hampton Street to the west and Upton Grove to the north-west are blocked by woodland belts one and two fields to the west. The site is fairly tranquil, although the adjacent housing and some noise from the adjoining school, baffled by vegetation reduces this. The site lies in the Cotswolds AONB.'

T_31C:

'This site consists of open gently rolling pastoral farmland on the northern edge of Tetbury sloping significantly up from Hampton Road before flattening to the north east. To the south is Site T_31B (there is no physical boundary between them). It also abuts a raised, turf-covered reservoir. There is a PROW along the track on its eastern boundary, separating it from the sports fields of Sir William Romney's School, which here has a strong treed boundary. To the north, it has a medium- strength tree boundary, which permits views of the site from the north-eastern corner, and a strong walled tree belt further to the west along this boundary. There is intervisibility with part of site T_31A. A thick tree belt runs along part of its western boundary on sloping ground but the rest of the boundary is low hedge. To the south is a low stone wall so the site is highly visible from Hampton Road. With hedged farmland opposite across Hampton Road, it forms part of the wider farmland landscape beyond the defined settlement edge. There are views towards the site from land at a higher or similar elevation to the west. Closer to the site, there are direct views from houses on Longtree Close and Upton Gardens, and from Upton Grove to the north-west. It is fairly tranquil, although traffic and views of housing reduce this. The site lies in the Cotswolds AONB.'

Landscape Context

National Character Area 107: Cotswolds

Landscape Character Type: 11. Dip-Slope Lowland

Landscape Character Area: South and Mid Cotswolds Lowland

Constraints/Designations

Landscape: Within the Cotswolds AONB

Historic: None

Other (floodplain, PROWs): PROW adjacent to eastern boundary (Tetbury Upton Restricted Byway 5)

Landscape sensitivity

Evaluation: **High/Medium**

Justification:

The previously assessed parcels were for varying site boundaries and no design work had been carried out. The vision document submitted by Redrow Homes in 2017 promotes a design approach for a specific site and this will be considered within this landscape sensitivity assessment.

The proposed development area for this parcel is located to the north of Upton Gardens and Longtree Close. The proposed area extends beyond the existing neighbouring settlement pattern set to the east by the school and leisure centre and to the north-west beyond the dwellings on Longtree Close. The proposed dwellings will be set back from the existing dwellings to limit overlooking. This approach also works with the levels of the site and allows SuDs provision in this area.

A key consideration of development in this location is the landscape character and visual impact on the rural approach to Tetbury along Hampton Street/B4014. Development is proposed to be setback from this road to limit the change experienced from this approach. What would be seen from the road with this design approach would be the access road to the parcel. Due to topography changes, this access would need to be cut into the landform to limit the elevation of the road. This would be a noticeable change to the baseline landscape. The setback of development would limit activity and light spill from the proposed dwellings on to the road. It is important to note that settlement activity would not be an entirely incongruent addition to the area around the proposed access given the industrial estate entrance and development on the opposite side of the road and the existing dwellings present on the edge of the settlement. All these existing features introduce noise, light and activity to this area. An access road in this location should be rural in character. Signage and lighting should be minimal to respect the existing landscape. The dry stone wall alongside the road should be rebuilt and considered within the required visibility splays.

There is currently no public access within the parcel. An opportunity exists to provide a public footpath across the site that would link Tetbury Upton Footpath 1 to the north-west with Tetbury Upton Restricted Byway 5 located alongside the eastern boundary of the parcel. This increased connectivity alongside additional public open space would benefit the social Green Infrastructure networks present within the parcel and local area.

Treed boundaries exist to the eastern and western edges. These features filter views and provide valuable Green Infrastructure resources in the area. The opportunity exists to expand and link this provision to enhance biodiversity and wildlife connectivity between features.

The parcel is susceptible to development due to its location on the settlement edge, its current land use, its consistency with, and relationship to, the wider farmed landscape, and the PRoW along its eastern boundary. The parcel's value is reflected in its AONB designation and it contributes to the qualities and character of the area. Neighbouring development is present on several of the boundaries, which has an effect on the character of the parcel. The visual envelope of the parcel is also relatively well contained and generally confined to the immediate area. Given the above character and context the parcel is considered to have a **High/Medium** landscape sensitivity. Opportunities exist to enhance local Green Infrastructure systems and their implementation would be required within any proposed scheme.

Biodiversity

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

The site is not located within an area covered by a formal nature conservation designation. However, the eastern and southern parts of the site are modelled to be within a Great Crested Newt red zone and the northern and western parts of the site are modelled to be within a Great Crested Newt amber zone. There are several ponds in the vicinity, including one in the north-east corner of the site, and Great Crested Newts are likely to be present. There is also an area of Priority Habitat (deciduous woodland) adjacent to the northern boundary.

The main part of the site is grazed pasture which is not expected to contain significant levels of biodiversity, although further survey work is needed to confirm this.

The trees and hedgerows along Blind Lane create a wildlife corridor, which appears to be an important landscape and biodiversity feature. Blind Lane is also a dark corridor, which is likely to be used by bats and would be sensitive to increased lighting from any development on this site.

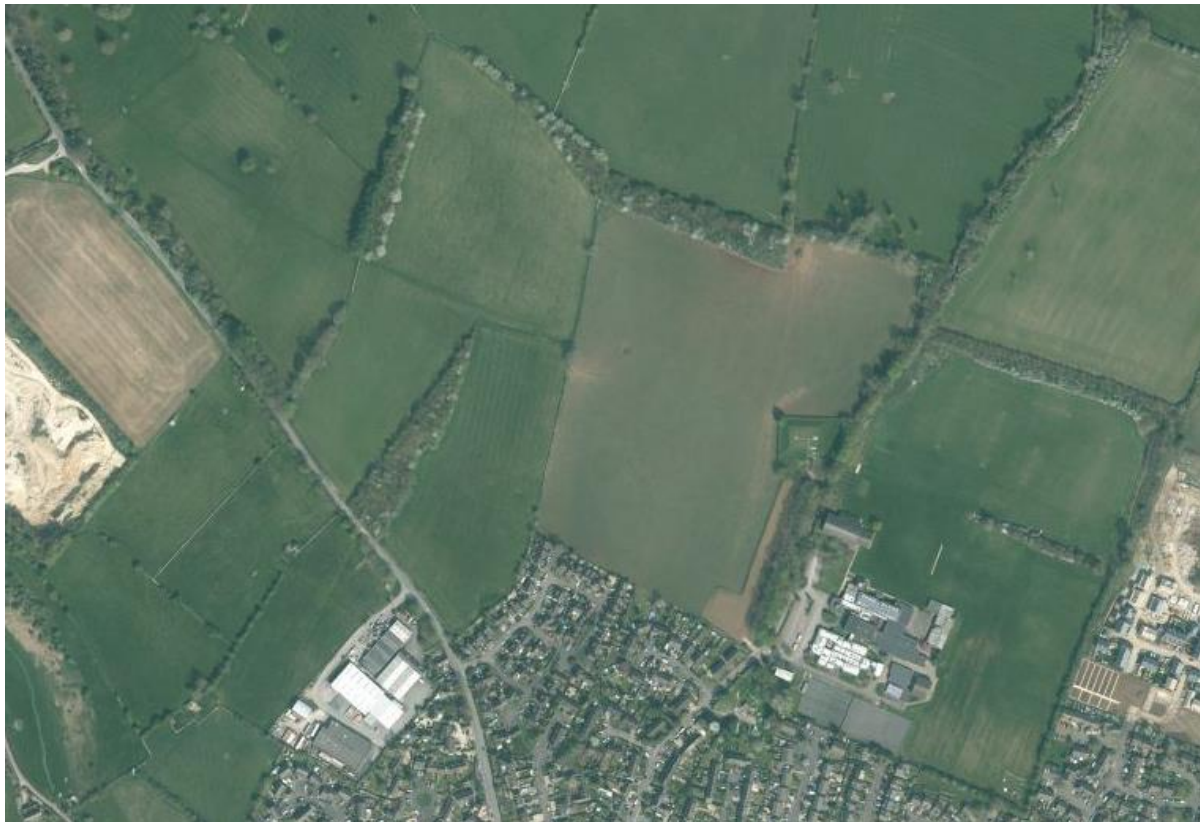
The site contains several dry stone walls within the proposed site area and along some of the boundaries. These provide a habitat for wildlife.

Ways to deliver Biodiversity Net Gain on this site might include wildflower meadow/species-rich grassland creation, hedgerow planting, woodland planting, flowering lawn mixes, pond creation, native tree and shrub planting, as well as installation of bird, bat, hedgehog and insect boxes, amphibian and reptile hibernacula, etc. The proposed

landscaping would also include the provision tree planting, which could have a beneficial impact to wildlife. This should fit within a comprehensive Green Infrastructure scheme.

Trees

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



The strip of trees running inside the eastern boundary is protected by an area-wide Tree Preservation Order (TPO). There is also an area-wide TPO on a triangular wooded area inside the western boundary. Furthermore, there are also several specific trees around the site boundary, which are also protected by individual TPOs. These include several Ash, Prunus and other deciduous trees on the southern boundary; Ash, Sycamore, Horse Chestnut and an Oak on the northern boundary; various Ash, Field Maple and Sycamore trees along and adjacent to the eastern boundary; and further Ash trees within the western boundary.

The hedgerow running alongside the eastern boundary appears on the 1884 Ordnance survey and is likely to be a pre-enclosure hedge and would therefore be considered to be important under the Hedgerows Regulations 1997.

The development of this site would provide an opportunity for tree planting. In particular, trees would be an essential component of the provision of a soft northern edge to the site.

Historic Environment (excluding archaeology)

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

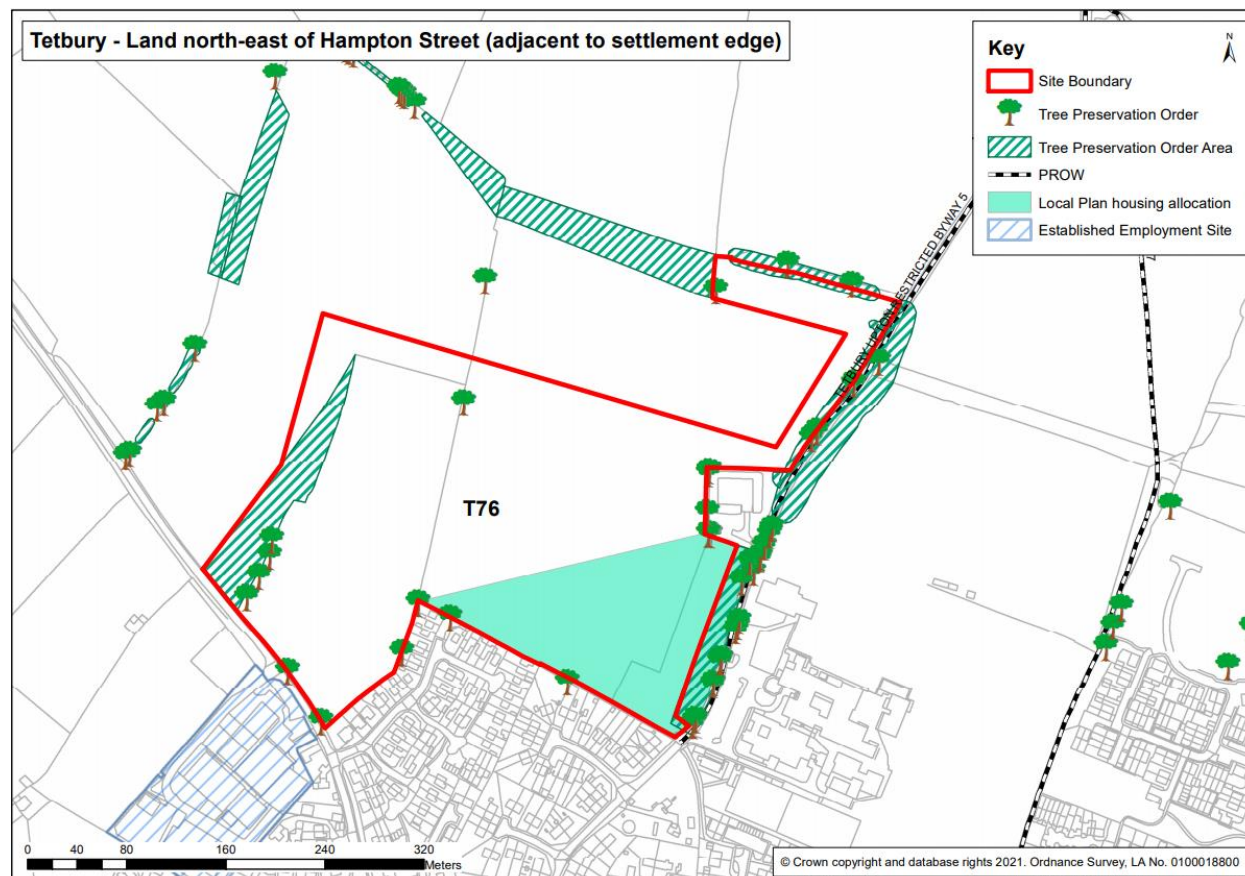
Context: Historic mapping shows the larger field in the south-east of the site was once divided into eight smaller agricultural plots bound by hedgerows. The southern and eastern boundaries of the site follow the historic field pattern but the northern and eastern boundaries do not. The development of T31B would therefore break away from the historic field pattern.

The site has a predominantly rural context and is extensively surrounded by open countryside and green spaces. However, the south of the site is adjacent to mid-20th Century housing and the east of the site is adjacent to Sir William Romney School. The housing to the south provides a reasonably hard edge to the settlement, particularly when viewed from the public right of way to the east.

Designated heritage assets: None. The site does not form part of the setting of any listed buildings or the Conservation Area.

Non-designated heritage assets: Dry stone walls on boundaries. The proposed new access and the development area would involve the loss of some dry stone walls. This would require replacement provision within the site.

Heritage at risk issues: None known



Other issues / constraints

- Tetbury has a long-standing need for a new doctor's surgery. This site could potentially resolve this issue. The NHS Clinical Commissioning Group indicate that approximately 0.4ha of land would be required for the new surgery.
- Access – vehicular access via Lowfield Road is not achievable. The access would require the removal of a section of trees, which are protected by a TPO. Lowfield Road has parked cars which reduce the highway to a single lane in places. The road is used by the houses in this area but is also the current main road access road into Sir William Romney School.

Car free development options have been considered to overcome the access issue, although the Highway Authority have concerns that this would be unsuitable in this location. The current Local Plan site allocation is therefore undeliverable in its current form and an extension to the allocation is needed with an access from Hampton Street in order to make the development achievable.

- Hampton Street/London Road priority junction – informal concerns have been raised by the Highway Authority about the problematic Hampton Street/London Road junction and the impact of further traffic resulting from the development of this site.

The capacity of this junction was assessed in a Transport Assessment (TA) undertaken in 2014 for the withdrawn planning application (ref: 14/01610/OUT). The TA considered that the development traffic flows would not be expected to have a material impact upon queuing at the junction.

GCC, in response to an earlier version of the TA, recognised that Hampton Street would be over capacity in 2019 without the development on Land off Hampton Street and raised a concern that traffic from the

development would divert onto St Mary's Road to avoid the queue in the morning peak. GCC therefore suggested that traffic calming measures should be introduced on St Mary's Road taking the form of kerb build-outs with priority working.

In its consultation response to the above planning application, GCC recommended that no highway objection be raised to the application, subject to conditions, one of which, Condition 6, sought to secure traffic calming on St Mary's Road.

The site submission explains that according to a review of Department for Transport traffic data up to 2019, daily traffic flows do not appear to have materially changed on Hampton Road since the production of the TA in 2014. Therefore, capacity analysis of the junction has previously been undertaken to support a planning application for 120 dwelling.

GCC will need to formally confirm their up to date position on this issue, should the site progress further in the site allocation process.

- Sir William Romney School drop-offs and pick-ups anecdotally cause congestion on Lowfield Road. There is an opportunity to improve the situation through the development of this site. For example, a 'Park and Stride' may be a good solution where school buses and cars could drop-off and pick-up pupils within the new development and take school traffic away from Lowfield Road. This would likely require a Traffic Regulation Order on Lowfield Road restricting school drop-off and pick-up movements at certain times of the day. Residential access and staff access to the school car park via Lowfield Road would be exempt. Pedestrian and cycle connectivity could also be provided between the site and Lowfield Road.
- The development of this site could make (unsuitable) land further to the north susceptible to further housing development, causing more harm to the AONB.
- Potential archaeology issues due to the size of the site and its location – further investigation required.
- Loss of agricultural land – the site is currently used as a horse paddock but a broad area survey conducted in 1988 modelled this land to be Grade 2 quality. The land could revert to agricultural use so further consideration and potential assessment is needed about whether the development proposal would lose best and most versatile land.
- Source Protection Zone.
- Kemble Airport Safeguarding Zone.

Summary

Part of the site is currently allocated for housing development in the adopted Local Plan. However, it has come to light that the access is not achievable and that the site allocation is currently not deliverable.

The current 100-120 dwelling proposal with an alternative access from Hampton Street would overcome this issue. The proposal may also be an opportunity to resolve a long-running requirement for a doctor's surgery in Tetbury. However, it would require a large greenfield site in the AONB. There are also potential concerns about the impact of development on the Hampton Street / London Road junction to the south.

Recommendation

This site is a candidate for further consideration for allocation within the Local Plan. Should the site not be allocated, the existing Local Plan site allocation (T31B) should be deleted as it would not be deliverable.

Indicative capacity

The illustrative masterplan provided within the site submission indicates that a density of 40 dwellings per hectare would be provided on the built-up part of the site. This is likely to be too high a density for this sensitive edge of settlement location in the AONB, unless the development were to provide a higher proportion of flats and smaller house sizes.

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

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

If T76 were to be developed, the scheme design must:

- Provide 0.4ha of land to accommodate a doctor's surgery;
- Provide a Park & Stride for Sir William Romney School within the site, suitable for school buses and cars dropping off and picking up pupils. A Traffic Regulation Order should be provided on Lowfield Road restricting school drop-off and pick-up movements at certain times of the day. Residential access and staff access to the school car park would be exempt.
- Include a comprehensive Green Infrastructure scheme, which retains and manages the Green Infrastructure in perpetuity.
- Include native species planting within the Green Infrastructure, which is able to support pollinating insects associated with the B-line.
- Ensure that landscaped areas filter views between the site and the surrounding countryside.

Key actions required

Actions for landowner

- Preliminary Ecological Survey;
- Landscape and visual impact assessment (this would include demonstrating the site is consistent with the Local Plan's and NPPF's AONB policies – e.g. determination of whether this site is major development in the AONB);
- Investigation of potential archaeology issue; and
- Agricultural soil survey to establish whether the site is best and most versatile agricultural land.