

Site Reference: R606	Settlement: Poulton
Description: The site lies on the northern edge of Poulton, beyond existing residential development to the east of Bell Lane, and wraps around a small cluster of dwellings along the lane. It forms part of the open arable landscape that defines the rural setting of the village. The land is gently rising to the east, creating a slightly elevated position above the roadside and allowing open views northwards across the wider countryside. The roadside (western) boundary is defined by a traditional stone wall, consistent with the local vernacular, while a hedgerow marks the eastern boundary, separating the site from adjoining farmland. The land cover is predominantly arable, with some areas of scrub and rough vegetation at the field margins. Existing dwellings to the west and south provide a degree of containment, although the northern and eastern edges remain open, allowing the site to form part of the transitional interface between the settlement and the surrounding rural landscape. There are no Public Rights of Way (PRoWs) within or adjoining the site, and no designated heritage assets nearby. The site is not within Flood Zones 2 or 3, and its visibility is largely limited to Bell Lane and nearby residential properties, with wider landscape views experienced primarily to the north and east. The site lies within National Character Area 107 – Cotswolds, within the Cornbrash Limestone Lowland Landscape Character Type, and more specifically the Southrop Lowlands (TV2C) Landscape Character Area. This landscape is characterised by gently undulating limestone farmland with rectilinear fields, low hedgerows and occasional stone walls, and by open rural views interspersed with small, nucleated villages.	
Evaluation:	MEDIUM-HIGH SENSITIVITY
Justification: The site forms part of the open northern approach to Poulton, contributing to the rural setting and character of the village. Its gently rising topography, arable land use, and open northern views reinforce its role as a transitional space between built form and countryside. The stone roadside wall and boundary hedgerows are characteristic of the Southrop Lowlands (TV2C) and contribute positively to local distinctiveness. Although the site is influenced by adjacent residential properties, it remains predominantly rural and undeveloped, with strong visual and physical connections to the wider landscape to the north and east. Its lack of heritage designations and limited recreational value reduce sensitivity slightly, but its exposed edge location, visibility from Bell Lane, and relationship with the open countryside elevate overall susceptibility to change. Accordingly, the site is assessed as having medium-high landscape sensitivity, reflecting its open, rural context, visual exposure on the northern approach, and contribution to the	

village's landscape setting.

Landscape Context:

National Character Area:	NCA 107 - Cotswolds
Landscape Character Type:	Cornbrash Limestone Lowland
Landscape Character Area:	2C - Southrop Lowlands
Historic Landscape Character:	A3 – Former unenclosed cultivation – now enclosed

Constraints/Designations:

Landscape: None identified

Historic: No Conservation Areas or listed buildings within or near the site

Biodiversity: Hedgerows and scrub provide some ecological value

Other (floodplain, PRowS): Outside Flood Zones 2 and 3; no PRowS within or adjoining the site.

Site Reference: R607	Settlement: Poulton
Description: R607 is located on the eastern edge of Poulton to the north of London Road. Poulton is characterised by ribbon development extending along London Road, and the site sits at the eastern extent of this linear settlement pattern. The parcel comprises a small grassland field with an open character. The western boundary adjoins existing residential development along London Road, while the northern and eastern boundaries are open to adjoining arable fields. The southern boundary is defined by London Road, where dispersed shrubs and trees provide limited enclosure along the roadside. Development of the site would extend the ribbon form of the settlement further east. However, given the small scale of the parcel and its position adjoining existing residential properties, this extension would not be entirely incongruous with the established settlement form and character. Visibility of the site is largely limited to London Road and to adjacent residential receptors to the west. The site lies outside the Poulton Conservation Area and there are no listed buildings within the immediate vicinity. There are no PRowS within or adjacent to the site and it lies outside Flood Zones 2 and 3. The parcel falls within the Cornbrash Lowlands Landscape Character Type and the TV2B Driffeld Lowlands Landscape Character Area. The historic landscape character is identified as A3 – Former unenclosed cultivation now enclosed, reflecting regular organised enclosure patterns typical of agricultural landscapes in the area.	
Evaluation:	MEDIUM LOW SENSITIVITY
Justification: R607 forms part of the grassland landscape on the eastern edge of Poulton and sits directly adjacent to the ribbon development along London Road. While the parcel currently reads as part of the rural edge to the village, its small scale and relationship with existing residential properties mean that development would not represent a significant departure from the established settlement form. Visibility of the site is relatively limited, being primarily experienced from London Road and nearby residential properties. The parcel does not contain notable landscape features and lies outside key landscape or heritage designations. As a result, while development would extend the settlement further east, the scale, containment and relationship with the existing settlement edge moderate the overall landscape effects.	

Collectively, these factors support an overall judgement of Medium–Low landscape sensitivity.

Landscape Context:

National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Cornbrash Lowlands
Landscape Character Area:	TV2B Driffield Lowlands
Historic Landscape Character:	A3 – Former unenclosed cultivation now enclosed

Constraints/Designations:

Landscape: None identified.
Historic: Outside the Poulton Conservation Area. No listed buildings in the immediate vicinity.
Biodiversity: Dispersed shrubs and trees along the London Road boundary.
Other (floodplain, PRowS): Outside Flood Zones 2 and 3. No PRowS cross the site.

Site Reference: R685		Settlement: Poulton	
Description:			
R685 comprises a medium-sized arable field located south of Ashbrook Lane on the western edge of Poulton. The site adjoins the settlement but forms part of the open countryside and reads as a clear rural transition when approached from London Road (A417). The parcel slopes to the south-west and is enclosed by hedgerows and mature trees along most boundaries, with a woodland block occupying the southern corner. The southern boundary lies partly within Flood Zones 2 and 3, reflecting the riverine context of the landscape. The site adjoins the Poulton Conservation Area to the south and south-east and lies within the setting of listed buildings, including Old Manor Farmhouse (Grade II, List Entry 1304913). The field is crossed by multiple PRoWs, including Footpaths 4, 5, 6, 7 and 8, significantly increasing public access and visual sensitivity. The site falls within the Dip-Slope Lowland Landscape Character Type, specifically TV3B The Ampneys Landscape Character Area. The historic landscape character is identified as D3 – Riverine pasture, probably used as meadows, reflecting former floated watermeadow systems.			
Evaluation:		MEDIUM -HIGH SENSITIVITY	
Justification:			
R685 occupies a sensitive position on the western edge of Poulton, forming part of the rural transition from the A417 into the village. While it adjoins existing development, its scale, open sloping landform and relationship with the wider valley landscape mean it does not align with the established settlement pattern. The site lies within the setting of the Poulton Conservation Area and nearby listed buildings, including Old Manor Farmhouse. The historic association with riverine pasture elevates heritage sensitivity. Extensive PRoW routes crossing the site significantly increase public exposure and experiential value. Development would introduce built form into a currently open and publicly experienced landscape, altering the rural approach and affecting the setting of heritage assets. Taken together, the combination of historic context, recreational sensitivity, visual exposure and settlement-edge encroachment supports an overall judgement of Medium–High landscape sensitivity.			
Landscape Context:			
National Character Area:		NCA 108 – Upper Thames Clay Vales	
Landscape Character Type:		Dip-Slope Lowland	
Landscape Character Area:		TVB3 The Ampneys	
Historic Landscape Character:		D3 – Riverine pasture, probably used as meadows.	

Constraints/Designations:

Landscape: None identified

Historic: Adjoins the Poulton Conservation Area (south and south-east). Within the setting of Old Manor Farmhouse (Grade II, List Entry 1304913) and other nearby listed buildings.

Biodiversity: Woodland block in the southern corner. Hedgerow network contributing to ecological connectivity.

Other (floodplain, PRowS): Southern boundary partly within Flood Zones 2 and 3.

PRow Footpaths 4, 5, 6, 7 and 8 cross the site.

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 29 – Preston



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Settlement character

- 1.1 Preston is a small village located between the A417 and A419, southeast of Cirencester.
- 1.2 The village has a linear form, with most development following a single road through the settlement. All Saints Church to the north of the main ribbon of development surrounded by listed buildings that reflect the village's long agricultural heritage.

Landscape character

- 1.3 The settlement lies within National Character Area 107: Cotswolds and is classified within the Dip-Slope Lowland Landscape Character Type, specifically TV1B The Ampneys Landscape Character Area. The surrounding landscape is characterised by gently undulating lowland farmland, with predominantly arable fields defined by hedgerows, occasional trees and other established field boundaries.
- 1.4 The relatively open agricultural landscape provides a rural setting to Preston, with views extending across the surrounding farmland from parts of the settlement and local rights of way. Despite the influence of nearby Cirencester and associated infrastructure, the agricultural land surrounding Preston retains a predominantly rural character.

Relationship of the settlement with the surrounding landscape

- 1.5 The settlement has the following key relationships with the surrounding landscape:

Positive

- The linear form of the settlement reflects its historic evolution along the road corridor and sits comfortably within the gently undulating Limestone Lowlands landscape.
- Mature hedgerows, trees, dry stone walls and historic field boundaries provide a strong sense of enclosure and help integrate the settlement into the wider countryside.
- All Saints Church and associated historic buildings form important landmarks within the landscape and contribute positively to local distinctiveness.

- Open views across the surrounding farmland reinforce the village's rural character and provide a strong visual connection with the wider landscape.
- The surrounding landscape retains evidence of its historic development, including Roman transport routes and other archaeological features, which contribute to local character and sense of place.

Negative

- Localised loss of traditional hedgerows and landscape features through agricultural intensification has reduced landscape structure in some areas.

Landscape sensitivity considerations

- 1.6 Sensitivity arises from its small scale, historic character and strong relationship with the surrounding agricultural landscape.
- 1.7 The surrounding landscape is characterised by gently undulating, predominantly arable farmland, with hedgerows, occasional hedgerow trees and other established field boundaries providing landscape structure. The relatively open agricultural landscape provides an important rural setting to Preston and contributes to the character and identity of the settlement.
- 1.8 The settlement remains relatively compact and linear in form, with development generally confined to the road corridor. Open countryside forms an important component of the village setting and provides a clear distinction between the built form and the surrounding rural landscape.
- 1.9 The presence of All Saints Church and listed buildings increases sensitivity, particularly where their settings are influenced by surrounding open land and historic field patterns.
- 1.10 Whilst there may be limited opportunities for carefully designed and contained development, proposals should conserve landscape character, retain characteristic boundary features and avoid visually prominent locations.

Constraints to be taken into account

- 1.11 The constraints are shown on Figure A2 and are summarised below:
 - Listed buildings and their settings, including All Saints Church.

- Mature trees, hedgerows, dry stone walls and traditional field boundaries.
- Public Rights of Way.

Areas where development is not suitable

1.12 Areas where development is not considered suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Prominent or elevated sites that contribute to the wider landscape setting of the village.
- Open countryside that maintains the rural character and visual separation of the settlement.
- Land that contributes to the setting of listed buildings and other heritage assets.
- Visually exposed locations where development would be readily apparent within the wider landscape.
- Areas where development would erode the linear form and historic character of the settlement.

Areas for environmental improvement

- Conservation and enhancement of hedgerows, trees and dry stone walls.
- Restoration of traditional field boundaries where opportunities arise.
- Enhancement of biodiversity through improved habitat connectivity across the wider landscape.
- Strengthening of settlement edge planting and landscape structure where appropriate.

Figure A1: Context and Landscape Character Types and Areas

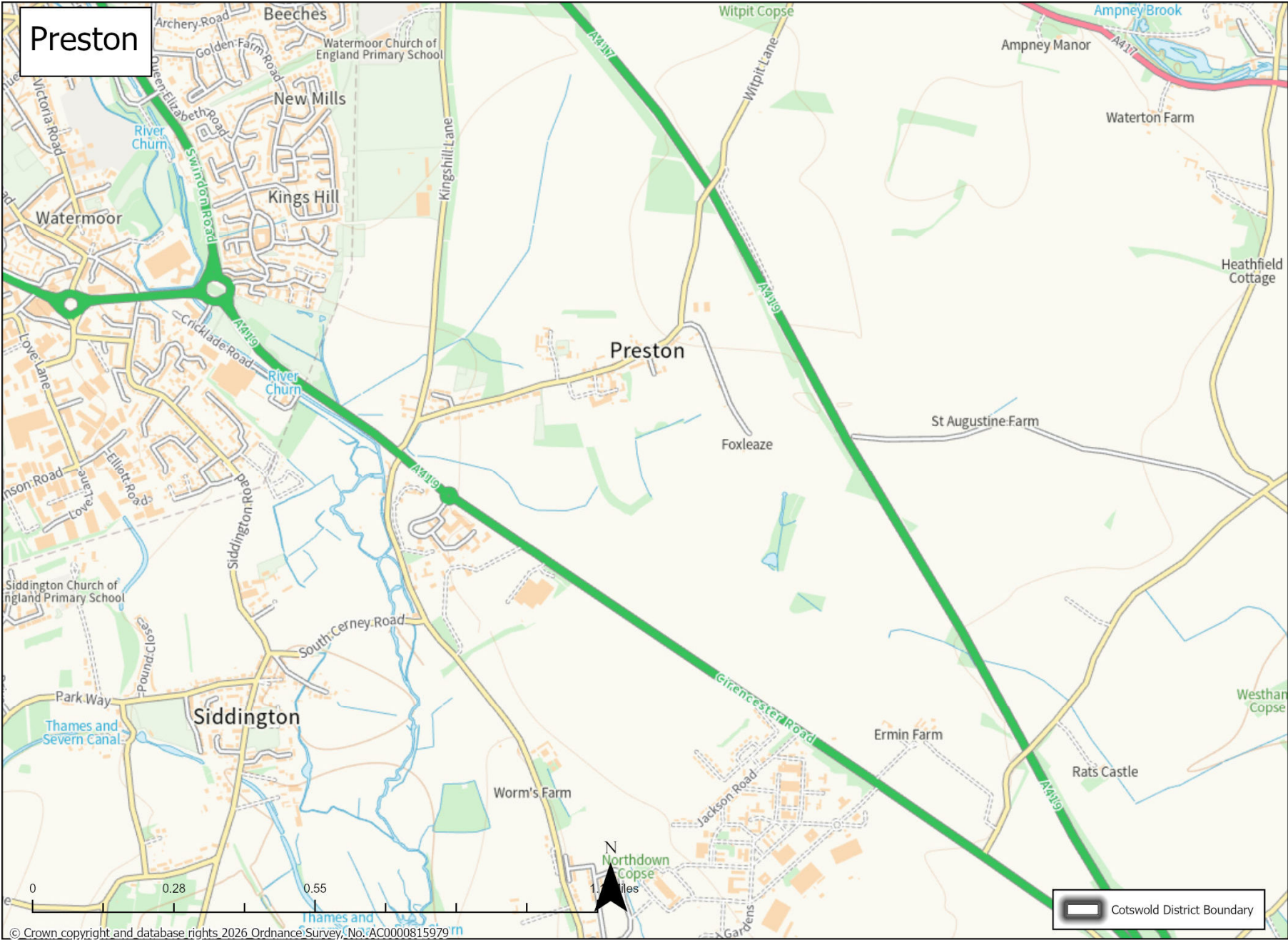


Figure A2: Constraints and Designations

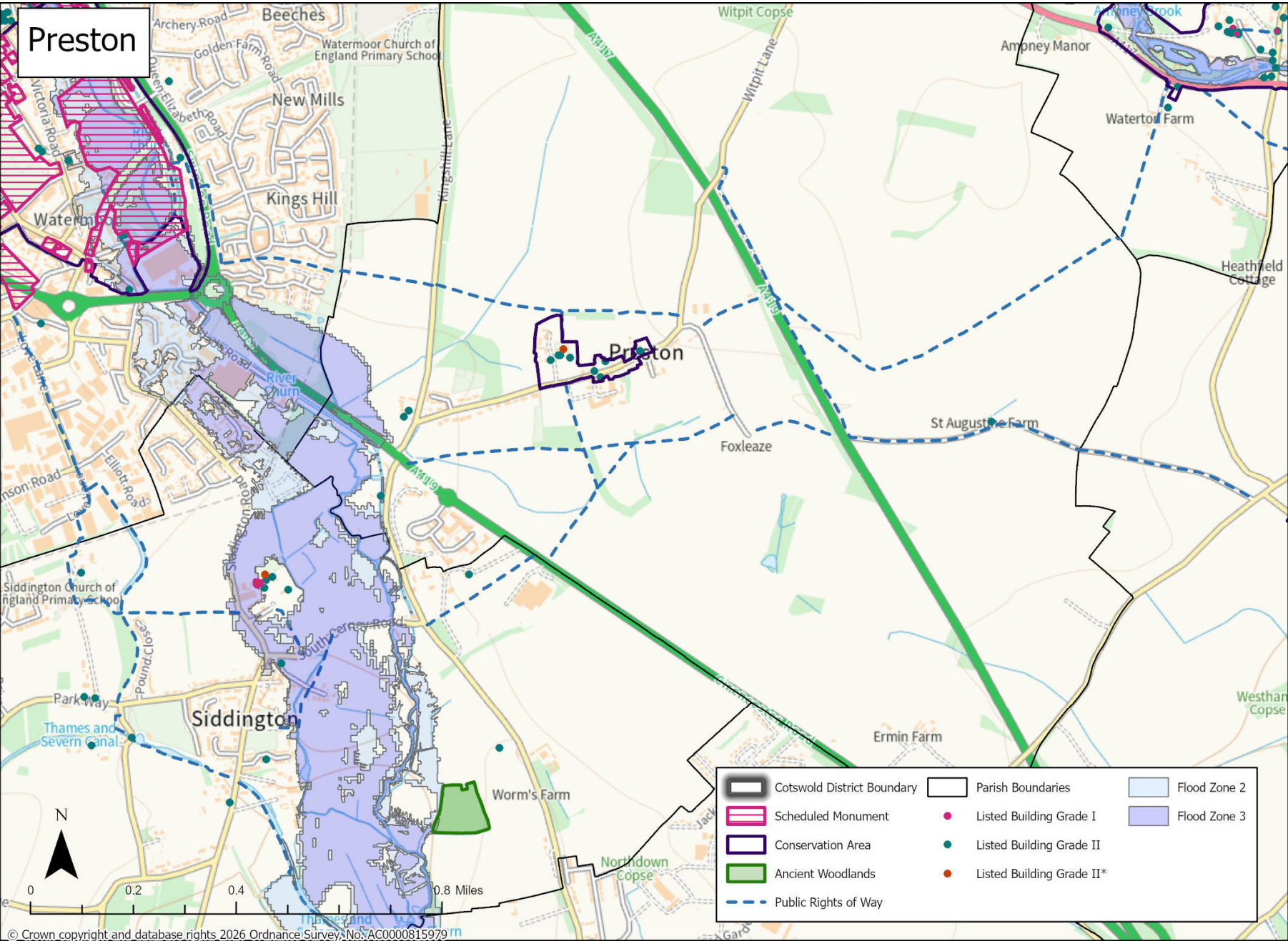
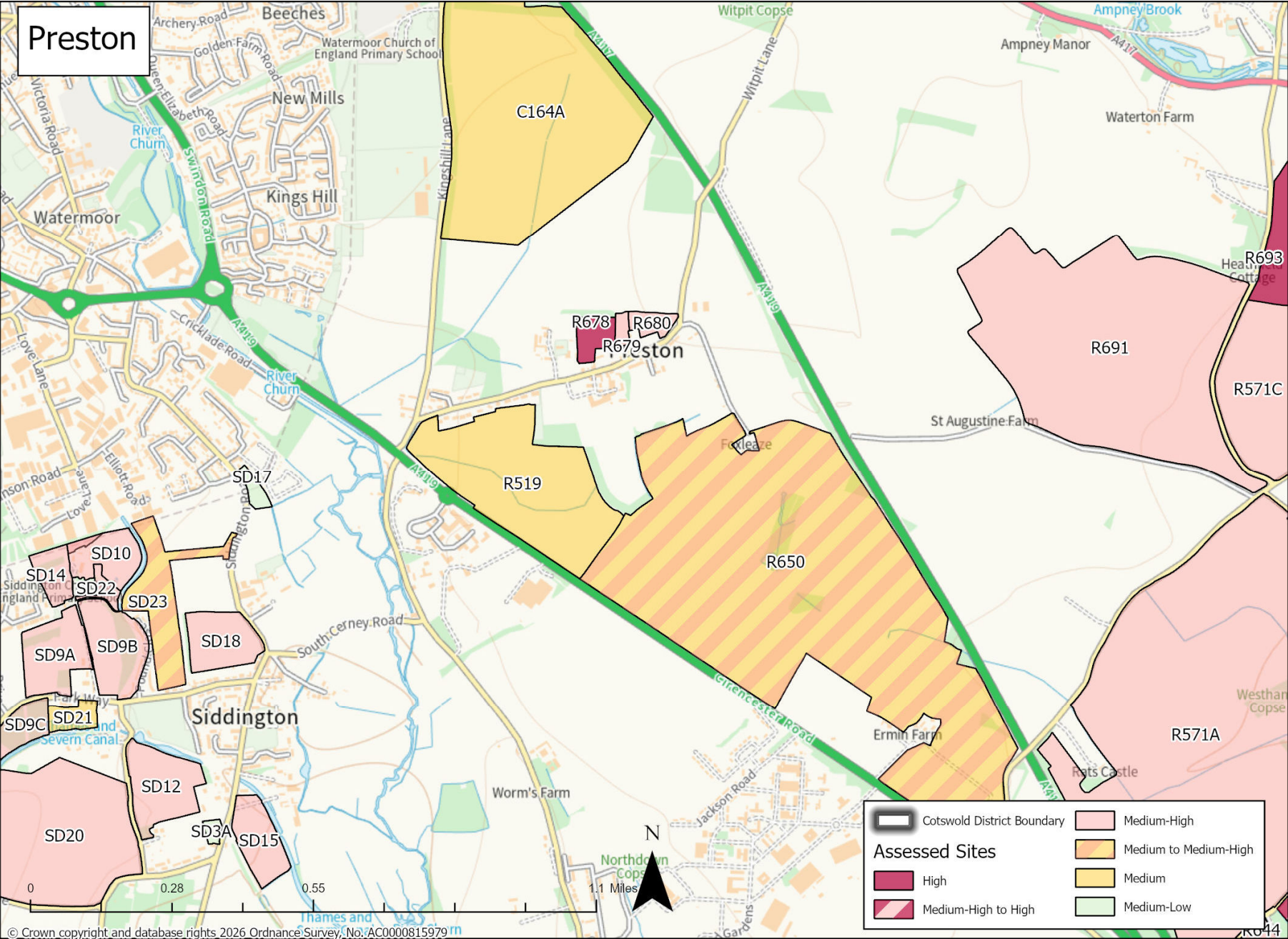


Figure A3: Assessed Sites and Site Sensitivity



Stage 2 Assessments

Site Reference: C164a	Settlement: Preston
Description: C164a is located between the A419 and Kings Hill Lane, to the north of Preston and east of Cirencester. The site comprises regular mid-large scale arable fields bound by hedgerow subdivision, ditches and strong mature tree belts defining the road boundaries. Part of the northern boundary is identified as Priority Habitat Deciduous Woodland, reinforcing the site's ecological value and enclosure. The land rises gently towards the north and includes a residential property at the northern corner. The surrounding context includes schools and leisure facilities to the west of Kings Hill Lane. However, the strong tree belts along the site boundaries create a clear and defensible edge to urbanising development, allowing the parcel to function as a landscape green buffer despite the presence of major road infrastructure in the wider area. There are no PRoWs crossing the site. PRoW Footpath 10 runs east-west along the northern edge of Preston to the south and may afford potential views across the site depending on seasonal vegetation cover. Conservation Areas and listed buildings are not in the immediate setting, although the site sits within the wider setting of the Preston Conservation Area to the south. The site lies within the Dip-Slope Lowland Landscape Character Type, specifically TV3B The Ampneys Landscape Character Area. Historic Landscape Character is identified as A4p – Former unenclosed cultivation now enclosed, with less regular organised enclosure partly reflecting former unenclosed cultivation patterns and Parliamentary enclosure within the parish.	
Evaluation:	MEDIUM SENSITIVITY
Justification: C164a demonstrates a moderate degree of landscape sensitivity. Although located between road infrastructure and urbanising land uses, the site is strongly enclosed by mature tree belts and hedgerows, including Priority Habitat woodland. This enclosure reduces visual exposure and reinforces its role as a contained green buffer rather than a prominent open countryside parcel. The site's physical containment and lack of public access moderate its susceptibility to change. While it contributes to the wider setting of the Preston Conservation Area and retains ecological and landscape structure value,	

Overall, the balance of moderate natural value, limited public visibility, and strong vegetated containment supports a judgement of Medium landscape sensitivity.

Landscape Context:

National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland
Landscape Character Area:	TV3B The Ampneys
Historic Landscape Character:	A4p – Former unenclosed cultivation now enclosed.

Constraints/Designations:

Landscape: None identified

Historic: No designated heritage assets within the immediate site. The site lies within the wider setting of the Pendle Conservation Area to the south, though not directly related.

Biodiversity: Priority Habitat Deciduous Woodland located along part of the northern boundary. Mature hedgerow network contributes to ecological connectivity.

Other (floodplain, PRowS): No flood zones within the site. No PRowS cross the parcel.

Site Reference: R519		Settlement: Preston	
Description:			
R519 comprises a small to medium-sized parcel of agricultural land located between Cirencester Road (A419) and a woodland block with associated tree belt to the east, part of which is identified as Priority Habitat Deciduous Woodland. Residential development associated with Preston lies to the north of the site. The land is relatively flat and subdivided by hedgerows and a ditch line that separates the fields. Views across the site are available from the A419, typically experienced with the wooded eastern boundary forming a backdrop. The parcel is influenced by surrounding infrastructure and development, including existing commercial and residential uses to the south of the A419. These elements introduce movement, noise and a degree of urban influence into the surrounding landscape. PRoWs cross the site offering open views across the fields. Private residential receptors along the northern boundary also have views across the land. The site lies outside Flood Zones 2 and 3. The parcel lies within the Dip Slope Lowland Landscape Character Type, specifically TV1B The Ampneys Landscape Character Area. The historic landscape character is identified as A2 – Former unenclosed cultivation now enclosed, with less irregular enclosure patterns partly reflecting former cultivation structure.			
Evaluation:		MEDIUM SENSITIVITY	
Justification: R519 occupies a relatively contained parcel of agricultural land influenced by the presence of the A419 and nearby development to the south of Cirencester Road. While development would be incongruous with the existing settlement pattern, the wider landscape context has already been affected by surrounding infrastructure and urbanising influences. The site remains visible from the A419 and nearby PRoWs, which increases visual and recreational sensitivity. However, the strong woodland boundary to the east limits wider views and reduces the site’s prominence within the broader landscape. Overall, the combination of moderate natural value, public visibility and proximity to infrastructure, balanced against the site’s relatively simple physical character and containment, supports an overall judgement of Medium landscape sensitivity.			
Landscape Context:			
National Character Area:		NCA 108 – Upper Thames Clay Vales	
Landscape Character Type:		Dip-Slope Lowland	

Landscape Character Area:	TV3B The Ampneys
Historic Landscape Character:	A2 – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: None Historic: Preston Conservation Area and associated listed buildings lie beyond the north-eastern boundary, though the site has limited direct relationship with these assets. Biodiversity: Priority Habitat Deciduous Woodland located beyond the eastern boundary. Other (floodplain, PRoWS): No Flood Zones 2 or 3. PRoW BPR 7 crosses the site east–west. PRoW BPR 9 runs close to the southern boundary of the site.	

Site Reference: R650		Settlement: Preston	
Description:			
R650 comprises a large parcel of agricultural land located between the A417 and Cirencester Road (A419), positioned to the south-east of Preston and physically disconnected from the settlement. The site is relatively flat and expansive, with arable fields of varying sizes defined by hedgerows and intermittent tree belts. Mixed deciduous and conifer trees are present across the site, with several blocks of Priority Habitat Deciduous Woodland contributing to localised enclosure and ecological value. The parcel is strongly influenced by highway infrastructure along its boundaries, which introduces noise and movement into the landscape. While there is some internal enclosure provided by woodland blocks and hedgerows, the site is visible from sections of the surrounding road network, particularly where vegetation is fragmented. PRoW Footpath 9 runs along the north-western boundary, providing limited public access and filtered views into the site. The remainder of the parcel is not publicly accessible. An individual TPO tree (Ref. 10/00104/IND), associated with Ermin Farm to the south, lies close to the site boundary and contributes to local landscape structure. The site lies outside Flood Zones 2 and 3 and falls within the Cornbrash Lowlands Landscape Character Type, specifically the TVB Driffield Lowlands Landscape Character Area. The historic landscape character is identified as A2 – Former unenclosed cultivation now enclosed, with less irregular enclosure patterns partly reflecting former cultivation structure.			
Evaluation:		MEDIUM TO MEDIUM -HIGH SENSITIVITY	
Justification:			
R650 occupies a prominent and expansive position between two major transport corridors and is clearly separated from Preston. Although influenced by surrounding highways, the site reads as open countryside and forms part of a broader rural landscape framework defined by hedgerows, woodland blocks, and agricultural fields. Development would introduce large-scale built form into a currently undeveloped tract of land that is not closely related to the existing settlement. While vegetation provides localised containment, the overall scale of the parcel and its disconnection from Preston elevate its susceptibility to change. The presence of Priority Habitat woodland and the site’s open agricultural character further reinforce its landscape value. Taken together, the site’s scale, separation from settlement, and contribution to the wider Cornbrash Lowlands landscape support an overall judgement of Medium to Medium-High landscape sensitivity.			
Landscape Context:			
National Character Area:		NCA 108 – Upper Thames Clay Vales	

Landscape Character Type:	Cornbrash Lowlands
Landscape Character Area:	TVB Driffield Lowlands
Historic Landscape Character:	A2 – Former unenclosed cultivation now enclosed.
Constraints/Designations: Landscape: None identified Historic: No designated heritage assets within the immediate site. Biodiversity: Priority Habitat Deciduous Woodland blocks within the site. Other (floodplain, PRowS): No Flood Zones 2 or 3. PRow Footpath 9 along the north-western boundary.	

Site Reference: R678	Settlement: Preston
Description: R678 comprises a small, flat pastoral field located immediately north of existing residential development in Preston. The site is enclosed to the north by a mixed species tree belt, with smaller trees and shrubs along the eastern and western boundaries. The southern boundary is open to residential garden curtilages, reinforcing its relationship with the settlement edge. The site lies in close proximity to several designated heritage assets. To the east are the Church of All Saints (Grade II*, List Entry 1089268) and Preston Place (Grade II, List Entry 1341394). To the south are Letterbox Cottage and Pear Tree Cottage (Grade II, List Entry 1089228) and 90 and 91 Preston Village (Grade II, List Entry 1089229). These assets form part of the Preston Conservation Area, which adjoins the site and defines the historic core of this small linear settlement. Preston Footpath 6 runs beyond the northern boundary tree belt, where views into the site are heavily filtered. The route continues west of the site, from where clear and open views are available across the field. The parcel is modest in scale but sits within a highly sensitive historic village context. The site falls within the Cornbrash Lowlands Landscape Character Type, specifically TV2B Driffield Lowlands Landscape Character Area. Historic Landscape Character includes G3 – Towns, villages and hamlets (existing settlement extent by mid 19th century) and A4p – Former unenclosed cultivation now enclosed, with less regular organised enclosure partly reflecting former unenclosed cultivation patterns and Parliamentary enclosure within the parish.	
Evaluation:	HIGH SENSITIVITY
Justification: R678 occupies a sensitive position immediately adjacent to the Preston Conservation Area and within the setting of several Grade II and Grade II* listed buildings. Although small in scale and visually contained to the north by a mature tree belt, the site forms part of the rural backdrop to the historic core of this linear village. Development would alter the established relationship between built form and open pastoral land that characterises Preston's edge. The village's linear pattern would be disrupted by development extending northwards behind existing properties, appearing incongruous with the historic settlement form. The presence of PRow Footpath 6 increases public visibility, particularly from the western section where open views are available. While physical and natural character sensitivities are moderate, the strong heritage context and settlement pattern considerations elevate overall susceptibility.	

Taken together, these factors support an overall judgement of High landscape sensitivity.

Landscape Context:

National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Cornbrash Lowlands
Landscape Character Area:	TV2B Driffield Lowlands
Historic Landscape Character:	G3 – Towns, villages and hamlets (existing settlement extent by mid 19th century) A4p – Former unenclosed cultivation now enclosed

Constraints/Designations:

Landscape: None identified

Historic: Adjoins Preston Conservation Area.

Within the setting of:

- Church of All Saints (Grade II*, List Entry 1089268)
- Preston Place (Grade II, List Entry 1341394)
- Letterbox Cottage and Pear Tree Cottage (Grade II, List Entry 1089228)
- 90 and 91 Preston Village (Grade II, List Entry 1089229)

Biodiversity: Mixed species tree belt along northern boundary

Other (floodplain, PRoWS): No Flood Zones 2 or 3. Preston Footpath 6 runs beyond the northern boundary and along the western edge of the site.

Site Reference: R679		Settlement: Preston	
Description:			
R679 comprises a small, rectangular parcel of pastoral land located to the north of existing residential development in Preston. The site is relatively flat and defined by fragmented hedgerows along its eastern and western boundaries, with a stronger tree belt along the northern edge providing partial enclosure. The southern boundary relates to the rear curtilages of existing dwellings. The site does not directly abut the Conservation Area but lies within its wider setting and contributes to the rural backdrop of the historic village. It is also within the setting of The Old Farmhouse (Grade II, List Entry 1341395), which forms part of the historic character and built fabric of Preston. The parcel falls within the Cornbrash Lowlands Landscape Character Type, specifically TV2B Driffield Lowlands Landscape Character Area. Historic Landscape Character reflects former enclosed agricultural land derived from earlier cultivation patterns typical of the parish.			
Evaluation:		MEDIUM-HIGH SENSITIVITY	
Justification:			
R679 occupies a small and relatively contained parcel on the northern edge of Preston. While it contributes to the rural setting of the village and lies within the wider setting of the Conservation Area and The Old Farmhouse (Grade II, List Entry 1341395), it does not directly abut designated heritage assets. The fragmented hedgerow structure and modest tree belt provide some enclosure, limiting wider visibility and reducing visual prominence. Development would extend built form beyond the established linear settlement pattern, introducing change to the countryside edge. However, the site's limited scale, relatively flat landform and partial containment moderate its susceptibility when compared to larger or more historically sensitive parcels. Taken together, the balance of moderate heritage sensitivity, contained visual character and small scale supports an overall judgement of Medium-High landscape sensitivity.			
Landscape Context:			
National Character Area:		NCA 108 – Upper Thames Clay Vales	
Landscape Character Type:		Cornbrash Lowlands	
Landscape Character Area:		TV2B Driffield Lowlands	
Historic Landscape Character:		G3 – Towns, villages and hamlets (existing settlement extent by mid 19th century) A4p – Former unenclosed cultivation now enclosed	

Constraints/Designations:

Landscape: None identified

Historic: Within the setting of The Old Farmhouse (Grade II, List Entry 1341395) and Preston Conservation Area.

Biodiversity: Tree belt along northern boundary

Other (floodplain, PRowS): No Flood Zones 2 or 3. Preston Footpath 6 runs beyond the northern boundary.

Site Reference: R680		Settlement: Preston	
Description:			
R680 comprises a small pastoral parcel located on the northern edge of Preston, positioned adjacent to the boundary of the Conservation Area. The site sits adjacent to a garden orchard and is enclosed along the road frontage by a conifer tree belt, which provides a strong visual boundary. Deciduous trees line the northern boundary, reinforcing enclosure and contributing to local landscape structure. PRoW Footpath 6 runs beyond the northern boundary, where views into the site are partially filtered by the intervening tree belt. The parcel remains within the setting of The Old Farmhouse (Grade II, List Entry 1341395) and contributes to the transitional landscape between the historic village core and the surrounding countryside. The site lies within the Cornbrash Lowlands Landscape Character Type, specifically TV2B Driffield Lowlands Landscape Character Area. Historic landscape character reflects enclosed agricultural land derived from former cultivation patterns typical of the parish.			
Evaluation:		MEDIUM-HIGH SENSITIVITY	
Justification:			
R680 occupies a contained but sensitive position at the northern edge of Preston. Although it sits beyond the formal Conservation Area boundary, it contributes to the setting of both the Conservation Area and The Old Farmhouse (Grade II). The pastoral character and strong boundary tree belts provide enclosure and moderate visual exposure. Development would extend built form beyond the established historic edge of the village and alter the rural transition currently experienced from PRoW Footpath 6. However, the site’s small scale, flat landform and strong vegetated containment moderate its overall susceptibility. On balance, while heritage setting and recreational proximity elevate sensitivity, the contained nature and modest prominence of the parcel support an overall judgement of Medium landscape sensitivity.			
Landscape Context:			
National Character Area:		NCA 108 – Upper Thames Clay Vales	
Landscape Character Type:		Cornbrash Lowlands	
Landscape Character Area:		TV2B Driffield Lowlands	
Historic Landscape Character:		G3 – Towns, villages and hamlets (existing settlement extent by mid 19th century) A4p – Former unenclosed cultivation now enclosed	

Constraints/Designations:

Landscape: None identified

Historic: Within the setting of The Old Farmhouse (Grade II, List Entry 1341395) and Preston Conservation Area.

Biodiversity: Tree belts along northern and southern boundaries.

Other (floodplain, PRowS): No Flood Zones 2 or 3. Preston Footpath 6 runs beyond the northern boundary.

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 30 - Sapperton



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Settlement character

- 1.1 Sapperton is a historic village located approximately 10km east of Stroud and 8km west of Cirencester. The settlement occupies a distinctive position within and above the Sapperton Valley, with development extending across both the valley floor and the adjoining dip slope landscape.
- 1.2 The village has expanded from the historic core around St Kenelm's Church and Manor Farm on the northern edge, with development extending along a network of narrow lanes that follow the valley contours south-east and south-west. The settlement displays an organic form reflecting its historic evolution in response to the surrounding topography.
- 1.3 Traditional limestone buildings, dry stone walls, mature trees and historic landscape features contribute strongly to local distinctiveness. Within the wider landscape, the Thames and Severn Canal, Sapperton Tunnel and associated industrial heritage assets form an important part of the village's character and historic significance.
- 1.4 The varied topography creates a series of distinct spaces and views throughout the settlement, ranging from enclosed and intimate valley landscapes to more open and elevated areas on the surrounding dip slope. This combination of natural and historic features contributes to the village's strong sense of place.
- 1.5 Whilst some modern development has occurred within and around the village, Sapperton retains a strongly rural character and remains closely connected to the surrounding countryside.

Landscape character

- 1.6 Sapperton lies within the Cotswolds National Character Area 107: Cotswolds and occupies a transitional position between the High Wold Valley Landscape Character Type and the High Wold Dip Slope Landscape Character Type.
- 1.7 The High Wold Valley landscape is characterised by deeply incised dry valleys, steep valley sides, extensive woodland cover, pastoral farmland and secluded settlements occupying valley bottoms and lower slopes. The landscape possesses a strong sense of enclosure, tranquillity and intimacy.
- 1.8 The High Wold Dip Slope landscape comprises a gently undulating transitional landscape characterised by large-scale arable fields, hedgerows, woodland

blocks, scattered farmsteads and intermittent long-distance views. The landscape retains a strong rural character and is generally sparsely settled.

- 1.9 The interaction between these two landscape character types is fundamental to the character of Sapperton, with the settlement occupying both the enclosed valley environment and the more open landscapes above.

Relationship of the settlement with the surrounding landscape

- 1.10 The settlement has the following key relationships with the surrounding landscape:

Positive

- The village has a strong relationship with the dramatic landform of the Sapperton Valley, with the surrounding slopes and woodland providing an attractive and distinctive setting.
- Extensive woodland, mature trees, hedgerows and pasture create a well-developed landscape framework which integrates the settlement into the wider countryside.
- The Thames and Severn Canal corridor forms an important landscape and heritage feature connecting the village with the surrounding landscape.
- The church and traditional limestone buildings contribute significantly to local distinctiveness and are closely linked to the surrounding landscape setting.
- The surrounding agricultural land, woodland and valley slopes maintain the village's rural character and reinforce its separation from neighbouring settlements.
- The varied topography creates a rich sequence of views both into and out of the settlement.

Negative

- Development on elevated slopes has the potential to be visually prominent within the wider landscape.
- Some modern development has introduced suburban characteristics that contrast with the historic rural character of the village.

- The introduction of domestic boundary treatments, lighting and associated infrastructure has resulted in localised erosion of rural character.

Landscape sensitivity considerations

- 1.11 Sapperton exhibits high landscape sensitivity due to the combination of its historic character, distinctive topography and location within the Cotswolds National Landscape.
- 1.12 The High Wold Valley landscape is particularly sensitive to development due to its enclosed character, steep valley sides, extensive woodland cover and strong sense of tranquillity. Development has the potential to interrupt the secluded character of the valley and affect important views along and across the landscape.
- 1.13 Areas of valley side woodland, pasture and open slopes contribute significantly to the setting of the settlement and are highly sensitive to change. Development extending onto prominent valley slopes could adversely affect landscape character and visual amenity.
- 1.14 The adjoining High Wold Dip Slope landscape is also sensitive to development due to its elevated position, open character and extensive intervisibility. Development in prominent locations could affect wider views and erode the sparsely settled character of the landscape.
- 1.15 The historic relationship between the settlement, the canal corridor, surrounding agricultural land and extensive woodland forms an important component of local character and should be conserved.

Constraints to be taken into account

- 1.16 The constraints are shown on Figure A2 and are summarised below:
 - Cotswolds National Landscape.
 - Sapperton Conservation Area.
 - Listed buildings and their settings, including St Kenelm's Church.

- Thames and Severn Canal Conservation Area and associated heritage assets.
- Ancient woodland and extensive areas of mature woodland.

Areas where development is not suitable

1.17 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- Prominent valley sides, skylines and elevated slopes.
- Areas that contribute significantly to the setting of the Sapperton Valley.
- Ancient woodland and land immediately adjoining important woodland blocks.
- Land that contributes to the setting of listed buildings, the Conservation Area and the canal corridor.

Areas for environmental improvement

1.18 The following environmental improvements are suggested:

- Conservation and enhancement of woodland, hedgerows and mature trees.
- Restoration and management of dry stone walls and traditional field boundaries.
- Enhancement of biodiversity through improved habitat connectivity between woodland, grassland and canal habitats.
- Conservation and interpretation of historic landscape features associated with the canal and wider settlement.

Figure A1: Context and Landscape Character Types and Areas

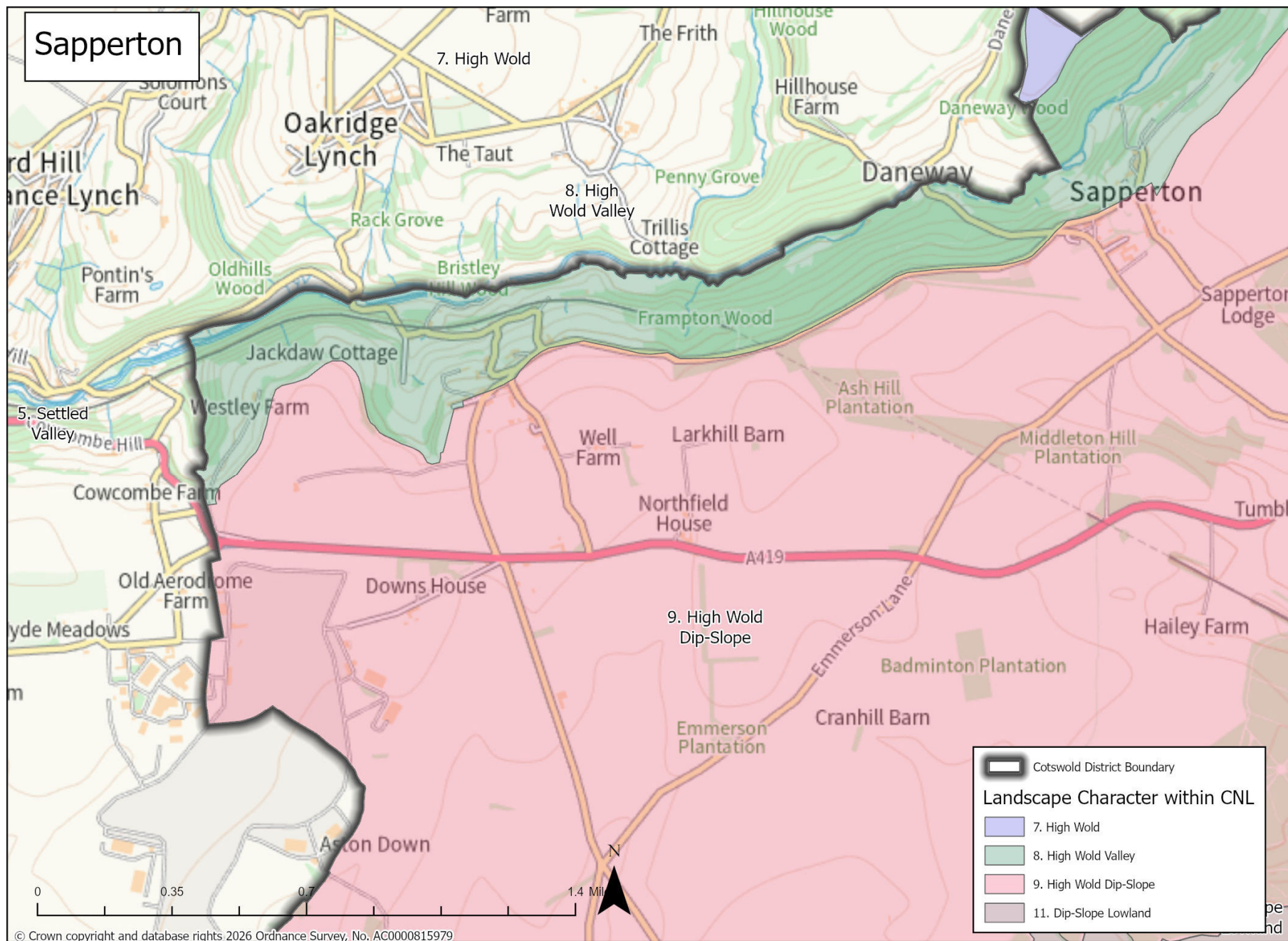


Figure A2: Development Sites, Constraints and Designations

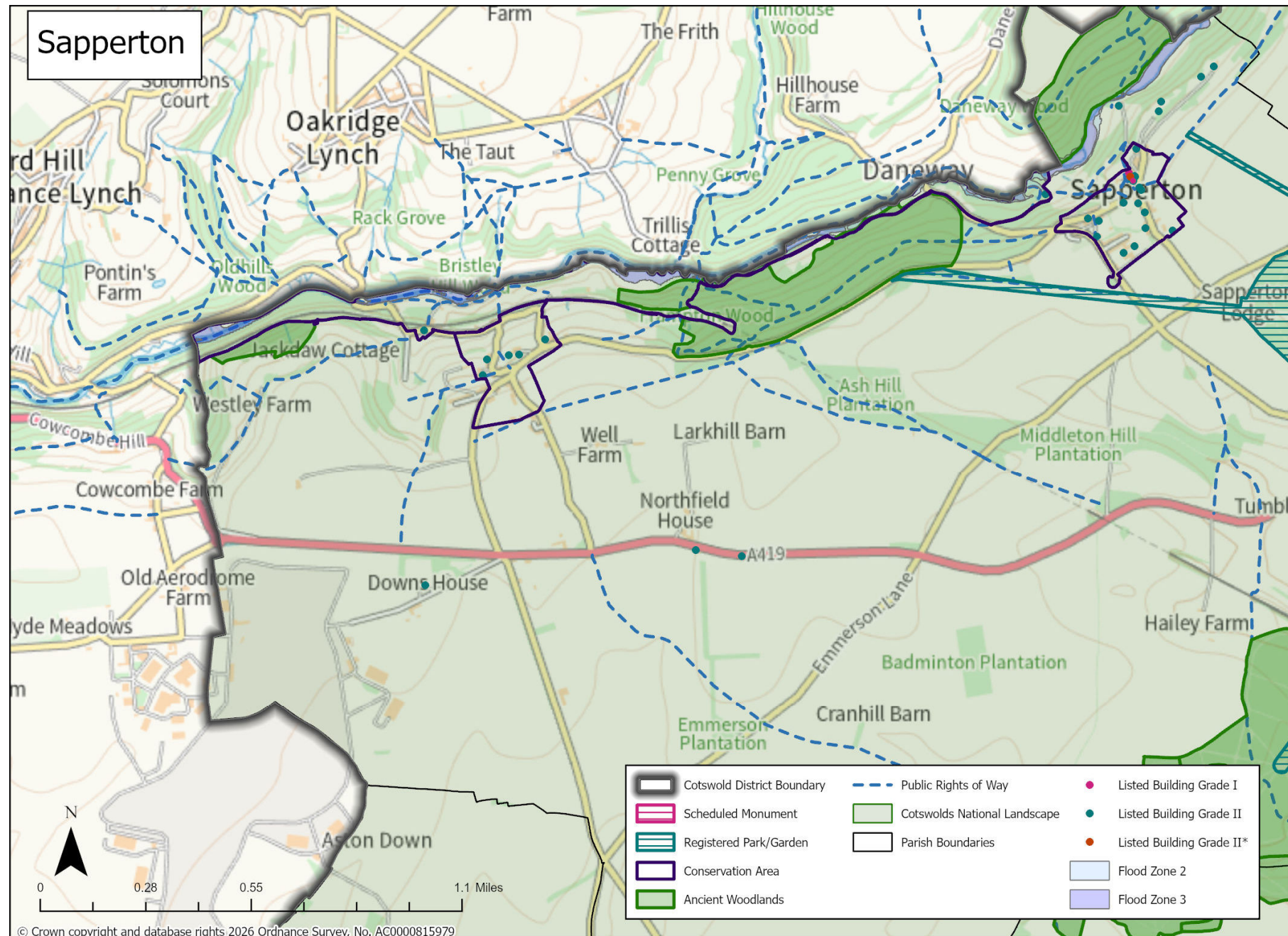
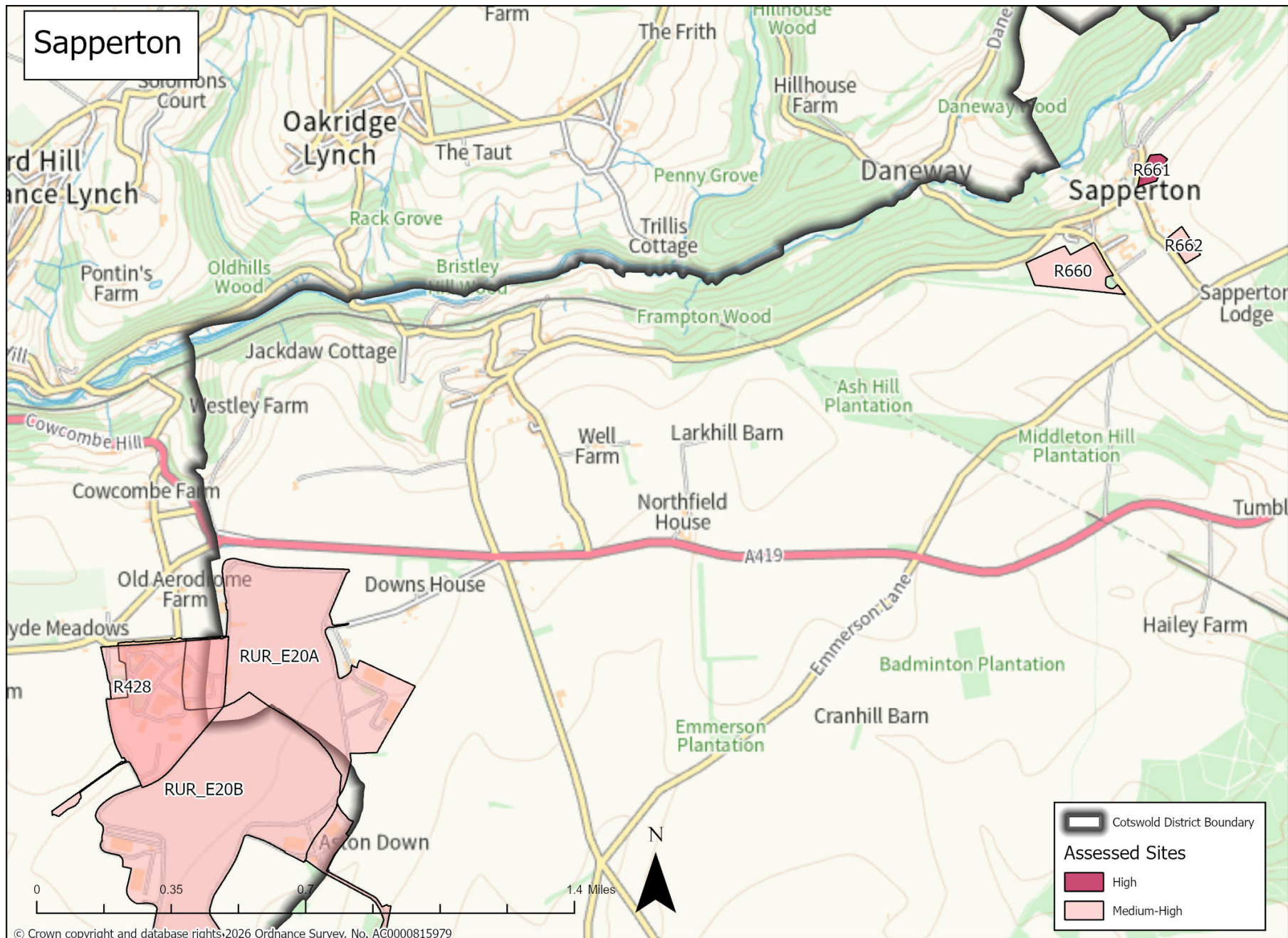


Figure A3: Assessed Sites and Site Sensitivity



Stage 1 Assessments

The following table shows the Stage 1 Assessments of the sites within the Parish boundaries.

Criteria Category	Indicator	R660	R661	R662	RUR_E20A/ RUR_E20B/ R428
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)				
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground				
	Falls within clear views from public vantage points (roads, PROWs, hills)				
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form				
	Introduce a significant area of built form into a rural or visually sensitive landscape.				
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development				
	Risks coalescence or erosion of settlement separation				

Sites to be discounted (D)				
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Stage 2 Assessments

Site Reference: R660	Settlement: Sapperton
Description: Site R660 comprises a large-scale agricultural field located to the south-west of Sapperton. The site occupies an elevated rural landscape position and forms part of the wider agricultural countryside surrounding the village. Small-scale pylons run north–south through the site, introducing some existing infrastructure influence into the landscape, although the site otherwise retains a predominantly rural and agricultural character. The site is relatively enclosed by mature hedgerows and tree belts, particularly during summer months when vegetation is in leaf. A tree belt defines the southern and north-western boundaries, whilst a lane runs along the north-eastern boundary. Beyond the eastern corner of the site lies a block of woodland, with this woodland and land beyond the lane to the north-east falling within the Sapperton Conservation Area. Although the site itself lies outside the Conservation Area, it forms part of its wider rural setting. There is potential for mid to long-distance views towards the site from the rising countryside to the north-east, and reciprocal views from the site towards the surrounding landscape. The open scale of the field and elevated landform contribute to the site’s visibility and relationship with the wider landscape despite localised vegetation containment. To the north of the site are playing fields and allotments associated with the village edge. Beyond the southern boundary, PRoW Bridleway 18 runs along a corridor identified as part of Cirencester Park (Registered Park and Garden), as well Priority Habitat Wood Pasture and Parkland, increasing the recreational and ecological sensitivity of the surrounding landscape. The site lies within the Cotswolds National Landscape, within National Character Area 107 – Cotswolds, the High Wold Dip-Slope Landscape Character Type and Landscape Character Area 9D Cotswolds High Wold Dip-Slope. Historically, the site lies within Historic Landscape Character Type A4p – Former unenclosed cultivation now enclosed, characterised by less regular organised enclosure partly reflecting former unenclosed cultivation patterns and Parliamentary enclosure within the parish.	
Evaluation:	MEDIUM-HIGH SENSITIVITY
Justification: The site occupies a large-scale and visually sensitive position on the south-western edge of Sapperton within the Cotswolds National Landscape. Although the site benefits from some enclosure through mature hedgerows and tree belts, its scale, elevated	

position and open relationship with the wider countryside result in a strong association with the surrounding rural landscape.

The scale and extent of the site are particularly important considerations in relation to sensitivity. Development of such a large field parcel would represent a substantial extension of built form beyond the existing village edge and would appear markedly incongruous in relation to the established scale and structure of Sapperton. The site would extend development considerably further into the surrounding agricultural landscape and alter the current relationship between the village and countryside.

Whilst existing vegetation provides localised containment, there remains potential for mid to long-distance views towards the site from the surrounding rising landscape to the north-east. The site also contributes to the wider setting of the Sapperton Conservation Area and Registered Park and Garden through its open agricultural character and relationship with the adjoining woodland and rural landscape beyond the settlement edge.

The site contributes to several of the recognised special qualities of the Cotswolds National Landscape, including its open agricultural character, rural tranquillity and the strong relationship between historic villages and surrounding countryside.

Although the presence of small-scale pylons introduces some existing infrastructure influence, the site overall retains a predominantly rural character and remains sensitive to substantial change. Overall, due primarily to the site's scale, settlement edge relationship and contribution to the wider rural landscape setting, the site is considered to have Medium-High landscape sensitivity.

Landscape Context:

National Character Area:	NCA 107 - Cotswolds
Landscape Character Type:	High Wold Dip-Slope
Landscape Character Area:	9D Cotswolds High Wold Dip-Slope
Historic Landscape Character:	A4p – Former unenclosed cultivation now enclosed

Constraints/Designations:

Landscape: Located within the Cotswold National Landscape

Historic: Site forms part of the setting of the Sapperton Conservation Area

Biodiversity: Mature hedgerows and tree belts. Adjacent corridor of Priority Habitat Wood Pasture and Parkland

Other (floodplain, PRowS): Outside Flood Zones 2 and 3. PRowS Bridleway 18 runs immediately beyond the southern boundary.

Site Reference: R661	Settlement: Sapperton
Description: Site R661 is located on the northern edge of Sapperton and comprises a prominent pastoral field occupying elevated land above parts of the existing village. The site forms part of the rising valley-side landscape and is visually associated with the wider rural countryside surrounding the settlement. The site rises eastwards and is defined by a hedgerow along the eastern boundary. Small-scale pylons run east-west along the northern boundary, which is otherwise enclosed by post and rail fencing. The elevated and open nature of the site increases its visual prominence in relation to both the village and surrounding landscape. The site lies within the Sapperton Conservation Area and forms part of the historic and visual setting of several heritage assets. Church of St Kenelm (List Entry: 1089678) lies to the west of the site on lower ground, whilst K6 Telephone Kiosk, Sapperton (List Entry: 1341246) and Mount Cottage (List Entry: 1152190) are located immediately to the south. PRoW Bridleway 28 runs along the southern boundary and allows open views across the site and surrounding landscape. Mount Cottage also experiences open views towards the site due to the elevated landform and limited enclosure along the southern edge. The site lies within the Cotswolds National Landscape, within National Character Area 107 – Cotswolds, the High Wold Valley Landscape Character Type and Landscape Character Area 8A Toadsmoor, Holy Brook and Upper Frome Valleys. Historically, the site lies within Historic Landscape Character Type L2 – Enclosure where former land use has not been identified, characterised by less irregular enclosure patterns.	
Evaluation:	HIGH SENSITIVITY
The site occupies a highly sensitive and visually prominent position on the northern edge of Sapperton within the Cotswolds National Landscape. The elevated pastoral field forms part of the rising valley landscape surrounding the historic village and contributes significantly to the rural setting and visual character of the settlement. Historic character and setting are particularly important considerations in relation to this site. The site lies within the Sapperton Conservation Area and contributes directly to the setting of Church of St Kenelm together with adjacent listed structures including K6 Telephone Kiosk, Sapperton and Mount Cottage. The open pastoral character and elevated landform form part of the appreciation and historic rural context of these heritage assets. The site's raised position above the village substantially increases its visual sensitivity. Development would occupy a prominent skyline and upper slope position that would be readily perceptible from the surrounding settlement, adjacent PRoW network and	

wider valley landscape. In particular, views from PRoW Bridleway 28 and neighbouring heritage assets would experience clear visual change.

The site contributes to several of the recognised special qualities of the Cotswolds National Landscape, including its dramatic valley landscapes, historic settlement pattern, rural tranquillity, open pastoral character and the strong relationship between heritage assets and surrounding countryside.

Overall, due to the elevated and visually prominent landform, strong contribution to the Conservation Area and heritage asset setting, relationship with the adjacent PRoW network and incongruous relationship development would have with the existing settlement pattern, the site is considered to have High landscape sensitivity.

Landscape Context:

National Character Area:	NCA 107 - Cotswolds
Landscape Character Type:	High Wold Valley
Landscape Character Area:	8A Toadsmoor, Holy Brook and Upper Frome Valleys
Historic Landscape Character:	L2 – Enclosure where former land use has not been identified

Constraints/Designations:

Landscape: Located within the Cotswold National Landscape

Historic: Located within the Sapperton Conservation Area and the setting of of Church of St Kenelm (List Entry: 1089678), K6 Telephone Kiosk, Sapperton (List Entry: 1341246) and Mount Cottage (List Entry: 1152190)

Biodiversity: Hedgerow boundary along the eastern edge and pastoral grassland character

Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. PRoW Bridleway 28 runs along the southern boundary.

Site Reference: R662	Settlement: Sapperton
Description: Site R663 is located to the south-east of Sapperton and comprises a relatively flat, rectangular agricultural field forming part of the rural landscape surrounding the settlement. The site is strongly enclosed by mature hedgerows and hedgerow trees which provide substantial containment, particularly during summer months when vegetation is in leaf. The site retains a strongly rural and enclosed character despite adjoining the settlement edge. The mature vegetation structure limits wider visibility and contributes positively to local landscape character and sense of tranquillity. The site adjoins the Sapperton Conservation Area along its northern boundary and forms part of the immediate setting of Barn at Glebe Farm (List Entry: 1304901), located immediately north of the site. The open agricultural character of the field contributes positively to the rural setting and historic relationship between the settlement edge and surrounding countryside. The site lies within the Cotswolds National Landscape, within National Character Area 107 – Cotswolds, the High Wold Dip-Slope Landscape Character Type and Landscape Character Area 9D Cotswolds High Wold Dip-Slope. Historically, the site lies within Historic Landscape Character Type A4p – Former unenclosed cultivation now enclosed, characterised by less regular organised enclosure partly reflecting former unenclosed cultivation patterns and Parliamentary enclosure within the parish.	
Evaluation:	MEDIUM-HIGH SENSITIVITY
The site forms part of the enclosed agricultural landscape on the south-eastern edge of Sapperton within the Cotswolds National Landscape. Although visually contained by strong mature hedgerows and adjoining the settlement edge, the site retains a distinct rural character and contributes positively to the wider countryside setting of the village. The strong vegetation structure provides substantial enclosure and limits wider visibility, particularly during summer months. This reduces visual sensitivity to some degree in comparison to more exposed edge-of-settlement sites. However, the mature hedgerows and hedgerow trees themselves contribute positively to local distinctiveness, rural character and the enclosed landscape qualities associated with this part of the Cotswolds landscape. Historic character and setting are also important considerations in relation to the site. The field adjoins the Sapperton Conservation Area and forms part of the immediate rural setting of Barn at Glebe Farm. The undeveloped agricultural character contributes to the appreciation of the historic settlement edge and reflects the historic enclosure patterns evident within the surrounding landscape.	

Although physically adjacent to the settlement, the site does not read strongly as part of the existing settlement due to its enclosed and pastoral character. Development in this location would therefore extend urbanising influence into a field currently experienced as distinctly rural and somewhat disconnected from the core village structure.

The site contributes to the recognised special qualities of the Cotswolds National Landscape, including its tranquil agricultural landscapes and the relationship between historic settlements and surrounding countryside.

Whilst the site benefits from strong visual containment and there are no nearby PRoWs increasing recreational sensitivity, the combination of its contribution to settlement setting, historic character and rural landscape qualities results in an overall judgement of Medium-High landscape sensitivity.

Landscape Context:

National Character Area:	NCA 107 - Cotswolds
Landscape Character Type:	High Wold Dip Slope
Landscape Character Area:	9D Cotswolds High Wold Dip-Slope
Historic Landscape Character:	A4p – Former unenclosed cultivation now enclosed

Constraints/Designations:

Landscape: Located within the Cotswold National Landscape

Historic: Adjoins Sapperton Conservation Area and forms part of the setting of Barn at Glebe Farm (List Entry: 1304901)

Biodiversity: Mature hedgerow and hedgerow trees along site boundaries

Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. No PRoWS cross the site or within the immediate surroundings.

Site Reference: RUR_E20A/RUR_E20B/R428	Settlement: Sapperton
Description: The site lies to the south of the A419, encompassing the former Aston Down Aerodrome, its associated hardstanding, buildings, infrastructure, and surrounding agricultural fields extending south and east. It occupies a broad, elevated upland plateau on the High Wold Dip-Slope, where the open landform, wide skies and panoramic views typify the expansive and exposed qualities of the Cotswold landscape. The topography is largely flat with gentle undulations characteristic of the plateau, and the land use comprises a combination of disused airfield infrastructure, modern business park development, and agricultural fields bounded by low hedgerows and occasional hedgerow trees. The former runways and service buildings within the site remain visible, creating a mixed character of modified rural land and semi-industrial open space. The northern portion, occupied by the Aston Down Business Park, contains a concentration of built form and infrastructure that contrasts with the more open farmland to the south and east. To the east, the Grade II listed building 'The Downs' (List Entry 1089673) lies beyond the site boundary, separated by a slight change in landform and intervening vegetation. There are no Public Rights of Way (PROWs) within or adjacent to the site, and the land lies outside Flood Zones 2 and 3. The site is located within the Cotswold National Landscape (CNL) and embodies many of its special qualities, including the open and elevated limestone uplands with far-reaching views, a strong sense of exposure and remoteness, and the historic continuity of agricultural land use adapted over time to accommodate changing human activity. The area's tranquillity and sense of scale remain discernible despite localised modification, reflecting the enduring character of the Cotswold plateau. The site falls within National Character Area 107 – Cotswolds, within the High Wold Dip-Slope Landscape Character Type (LCT), and more locally the Lansdown (9C) Landscape Character Area. This landscape is characterised by large-scale arable fields, exposed skylines, and historic military and aviation uses that have introduced modern features into an otherwise rural and open setting. The Historic Landscape Character Type is I1 – Military site (Disused 20th century military site), reflecting the site's long-term association with airfield and military infrastructure that has subsequently been repurposed for commercial use.	
Evaluation:	MEDIUM-HIGH SENSITIVITY
Justification: The site forms part of the elevated Cotswold plateau landscape within the Cotswold National Landscape, where expansive views, tranquillity and a strong sense of openness	

remain defining features. The landscape reflects a combination of historic agricultural continuity and 20th-century military adaptation, with the disused airfield at Aston Down providing a distinctive, though modified, component within the wider High Wold Dip-Slope.

The High Wold Dip-Slope is recognised for its broad, elevated limestone landform, visual exposure, and sweeping skylines, which together contribute to the scenic and perceptual value that underpins the CNL's special qualities. The existing airfield infrastructure and business park activity reduce the natural and perceptual sensitivity in localised areas, but the surrounding open farmland and undeveloped plateau edges retain a pronounced sense of rural scale and openness.

The listed building 'The Downs' to the east adds an element of historic interest, though its setting is largely screened by vegetation. While the site lacks public access and formal recreation, its open and elevated character ensures that it remains perceptually prominent in long views and continues to contribute to the upland character and scenic continuity of the CNL.

Accordingly, the site is assessed as having medium-high landscape sensitivity, reflecting the balance between its modified condition and its location within a highly valued, open plateau landscape.

Landscape Context:

National Character Area:	NCA 107 - Cotswolds
Landscape Character Type:	High Wold Dip-Slope
Landscape Character Area:	9C – Lansdown
Historic Landscape Character:	I1 – Military site (Disused 20th-century military site)

Constraints/Designations:

Landscape: Within the Cotswold National Landscape

Historic: 'The Downs' (Grade II, List Entry 1089673) located to the east of the site

Biodiversity: Limited natural interest within developed areas; hedgerows and farmland to the south and east retain some ecological structure

Other (floodplain, PRowS): Outside Flood Zones 2 and 3; no PRowS within or adjoining the site

Site Reference: RUR_E20A/RUR_E20B/R428	Settlement: Sapperton
Description: The site lies to the south of the A419, encompassing the former Aston Down Aerodrome, its associated hardstanding, buildings, infrastructure, and surrounding agricultural fields extending south and east. It occupies a broad, elevated upland plateau on the High Wold Dip-Slope, where the open landform, wide skies and panoramic views typify the expansive and exposed qualities of the Cotswold landscape. The topography is largely flat with gentle undulations characteristic of the plateau, and the land use comprises a combination of disused airfield infrastructure, modern business park development, and agricultural fields bounded by low hedgerows and occasional hedgerow trees. The former runways and service buildings within the site remain visible, creating a mixed character of modified rural land and semi-industrial open space. The northern portion, occupied by the Aston Down Business Park, contains a concentration of built form and infrastructure that contrasts with the more open farmland to the south and east. To the east, the Grade II listed building 'The Downs' (List Entry 1089673) lies beyond the site boundary, separated by a slight change in landform and intervening vegetation. There are no Public Rights of Way (PRoWs) within or adjacent to the site, and the land lies outside Flood Zones 2 and 3. The site is located within the Cotswold National Landscape (CNL) and embodies many of its special qualities, including the open and elevated limestone uplands with far-reaching views, a strong sense of exposure and remoteness, and the historic continuity of agricultural land use adapted over time to accommodate changing human activity. The area's tranquillity and sense of scale remain discernible despite localised modification, reflecting the enduring character of the Cotswold plateau. The site falls within National Character Area 107 – Cotswolds, within the High Wold Dip-Slope Landscape Character Type (LCT), and more locally the Lansdown (9C) Landscape Character Area. This landscape is characterised by large-scale arable fields, exposed skylines, and historic military and aviation uses that have introduced modern features into an otherwise rural and open setting. The Historic Landscape Character Type is I1 – Military site (Disused 20th century military site), reflecting the site's long-term association with airfield and military infrastructure that has subsequently been repurposed for commercial use.	
Evaluation:	MEDIUM-HIGH SENSITIVITY
Justification: The site forms part of the elevated Cotswold plateau landscape within the Cotswold National Landscape, where expansive views, tranquillity and a strong sense of openness	

remain defining features. The landscape reflects a combination of historic agricultural continuity and 20th-century military adaptation, with the disused airfield at Aston Down providing a distinctive, though modified, component within the wider High Wold Dip-Slope.

The High Wold Dip-Slope is recognised for its broad, elevated limestone landform, visual exposure, and sweeping skylines, which together contribute to the scenic and perceptual value that underpins the CNL's special qualities. The existing airfield infrastructure and business park activity reduce the natural and perceptual sensitivity in localised areas, but the surrounding open farmland and undeveloped plateau edges retain a pronounced sense of rural scale and openness.

The listed building 'The Downs' to the east adds an element of historic interest, though its setting is largely screened by vegetation. While the site lacks public access and formal recreation, its open and elevated character ensures that it remains perceptually prominent in long views and continues to contribute to the upland character and scenic continuity of the CNL.

Accordingly, the site is assessed as having medium-high landscape sensitivity, reflecting the balance between its modified condition and its location within a highly valued, open plateau landscape.

Landscape Context:

National Character Area:	NCA 107 - Cotswolds
Landscape Character Type:	High Wold Dip-Slope
Landscape Character Area:	9C – Lansdown
Historic Landscape Character:	I1 – Military site (Disused 20th-century military site)

Constraints/Designations:

Landscape: Within the Cotswold National Landscape
 Historic: 'The Downs' (Grade II, List Entry 1089673) located to the east of the site
 Biodiversity: Limited natural interest within developed areas; hedgerows and farmland to the south and east retain some ecological structure
 Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; no PRoWs within or adjoining the site

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 31 – Siddington



COTSWOLD
District Council

Settlement character

- 1.1 Siddington is a village lying south of Cirencester in the Churn valley on a minor road to Ashton Keynes. The main settlement edge lies 500m from Cirencester's southern fringes but the separate cluster around St Peter's Church and the northern extremity of the 'peninsula' of Pound Close are only 250m from the town. The now defunct Thames and Severn Canal passes through the southern part of the village with a spur up to Cirencester. There is a noticeable basin and mooring area, now dry. There is also a dismantled railway running north-south which remains as a vegetated embankment through parts of the village.
- 1.2 The village has developed in a highly disjointed fashion and functions as a place of two main parts. The northern part consists of the church, Siddington Manor, Church Farm and a riding school. These form a distinctive and pleasant group of buildings set in the valley bottom amongst pasture and mature trees. It is not clear if they are the remnant of a shrunken medieval settlement, but the bulk of the village is now located over 100m to the south.
- 1.3 The core of the 'newer' part of the village is on the Ashton Road with terraces and post office. The village has grown southwards and consists of ribbon development and small cul de sac housing estates. One development is the aptly named Frazier's Folly where 60/70's houses surround Siddington Hall which has been converted to flats. This is fortunately enclosed to the south east by Plummers Farm which forms the south eastern corner of the village next to a watercourse of the braided River Churn.
- 1.4 Park Way links Ashton Road to Upper Siddington up the gentle valley slope which consists of a pleasant loose association of older houses, cottages around Barton Farm. Off this road, the partly single sided local authority housing development of Pound Close runs north along the valley side. Its alignment follows the now filled-in canal spur to Cirencester. The playing fields form a kind of village green by default separating Park Way and the canal with its remnant locks and turning basin.
- 1.5 Further housing, outside the main village curtilage lies on Nursery View fronting the defunct nursery to the south of the village.

Landscape Character

- 1.6 Siddington is located on the edge of the Upper Thames Clay Vales National Character Area 108, bordering the Cotswolds area [107] to the north which encompasses Cirencester. The northern and western parts of the settlement and environs are located within the Dip Slope Lowland landscape type in the

Kemble Dipslope LCA. The southern and eastern environs lie in the River Basin Lowland landscape type in the Somerford Keynes LCA.

- 1.7 The village lies on the floodplain and slopes of the Churn Valley. Lower areas on the valley floor are at around 100mAOD with the highest point being 115mAOD at Barton Farm. The gently undulating higher ground of low ridges and shallow hollows continues to the west around the southern fringes of Cirencester. These ridges consist of Cornbrash, a crumbly limestone, while the lower areas are Forest marble/Kellaways clays and sands. To the east the valley floor is alluvium and the rising land beyond, Cornbrash.
- 1.8 The dipslope land use is primarily arable with medium to large fields. Hedgerows are well maintained and feature occasional hedgerow trees. There are occasional trees in belts and copses in places and along the defunct canal and railway. The defunct nursery is surrounded by mature trees. Substantial planted tree belts are adding to the enclosure of the area.
- 1.9 The valley floor landscape is more enclosed and pastoral, mostly permanent, with smaller scale fields, fencing, some walls, outgrown hedges and hedgerow trees and riparian vegetation. Standing water lies in areas of poor drainage and horse grazing related to the riding school is extensive – timber fencing is associated with this use.
- 1.10 Views of the village are not possible from the south and west and are limited by vegetation within the settlement from across the valley to the east. Approaching from the north the church spire and associated farm buildings provide a generally positive introduction to the village, although some of the buildings appear unused. This is offset by the view of housing on Park Way which presents a homogenous, monotonous suburban edge. Dwellings on Pound Close to the west appear to be integrating with woodland planting and the old railway line vegetation over time. The power lines which run in the gap between Cirencester and Siddington are a detractor.

Relationship of settlement with the surrounding landscape

- 1.11 The settlement has the following key relationships with the surrounding landscape:

Positive:

- The church and surrounding buildings sit well in the valley bottom
- The eastern edge of the village is enclosed by trees and relates well to, and is limited by, the floodplain and watercourses.

- The rural approach from the south is unspoilt with a pleasant loose association between the older buildings, farmland and substantial tree cover.
- The main approach from the west is also unspoilt with a pleasant loose association between the older buildings, farmland and trees.
- The trees on the railway embankment and defunct canal provide enclosure and a backcloth to the village.

Negative:

- The northern approach is spoilt by the view of housing on Park Way which presents a homogenous, monotonous suburban edge.

Landscape sensitivity considerations

- 1.12 The small scale valley landscape to the east is distinctive and attractive. The area around Barton Farm is attractive with its attractive buildings, stone walls and well maintained paddocks. The remnant canal basin and flight of locks is also of interest. The higher ground with its tree cover such as around the canal provides a positive setting to the settlement. The area between Cirencester and Siddington suffers from detractors including the partly industrial, edge of the larger settlement, the power lines and the poor settlement edge.
- 1.13 Longer views are possible from the south, east and west. The low ridge west and south of the main settlement does provide some enclosure and this is being reinforced by maturing tree belts. Wide views are not possible between Cirencester and the village due to intervening trees and gently crowned landform.

Constraints to be taken into account

- 1.14 The constraints are shown on Figure S2 and are summarised below:
- Green buffer between Cirencester and Siddington
 - The floodplain of the River Churn

Areas where development is not suitable

- 1.15 Areas where development is not considered suitable in accordance with the criteria set out in Section 2.0 are as follows:
- In the floodplain of the River Churn because of good sustainable practice and landscape character.

- In the pastures around Siddington Manor, the church and associated farm buildings.
- In the gap between the two settlements including and east of the Old Rectory to maintain a green buffer
- Along and off Ashton Road to the east to maintain a loose structure of village form on this rural approach
- On the higher ground to the west of the village.

Suggested environmental improvements

1.16 The following environmental improvements are suggested:

- Improve the playing field to function as a village green
- Support the scheme to bring the canal back into working order and open it to leisure craft

Figure A1: Context and Landscape Character Types and Areas



Figure A2: Constraints and Designations

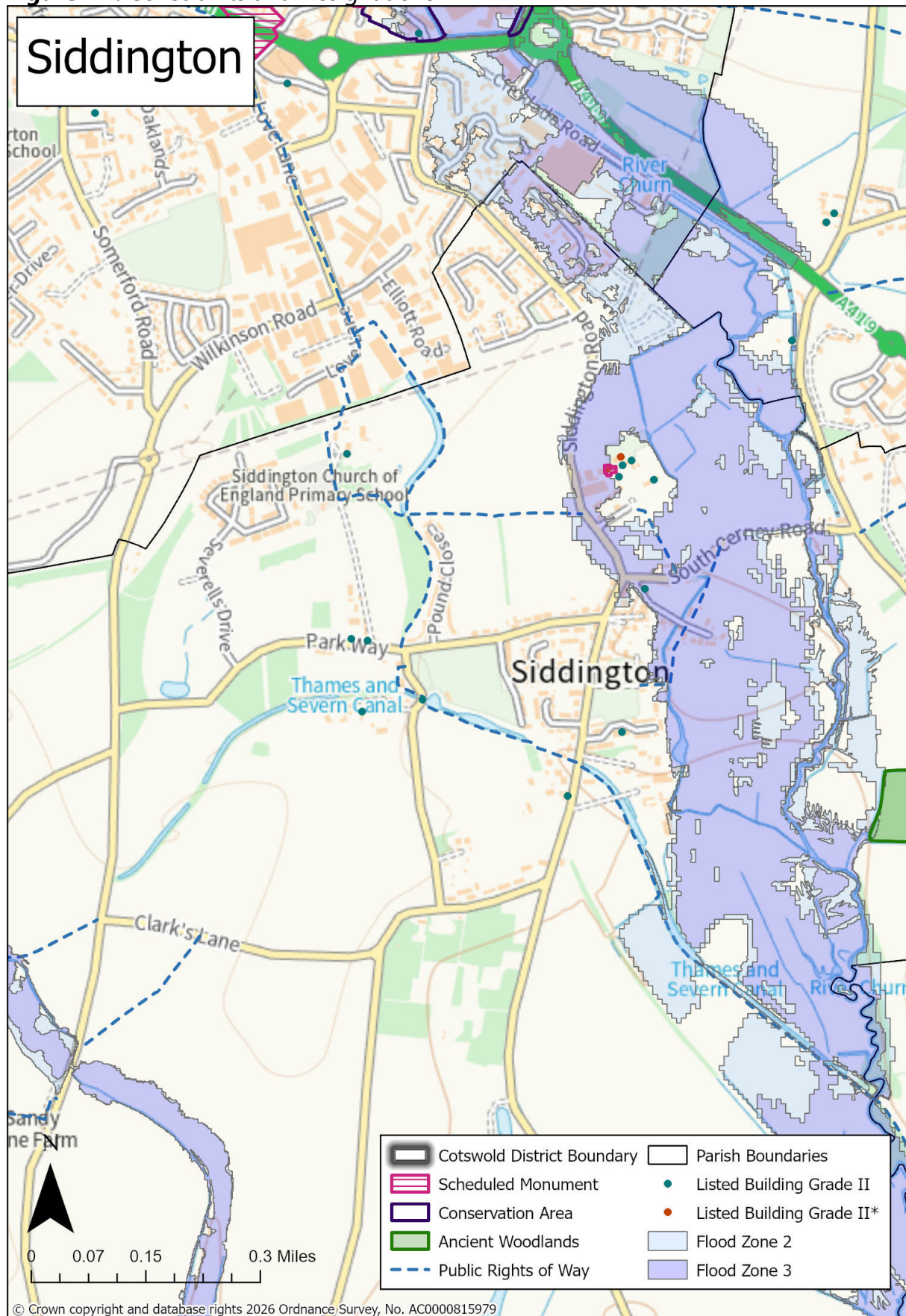
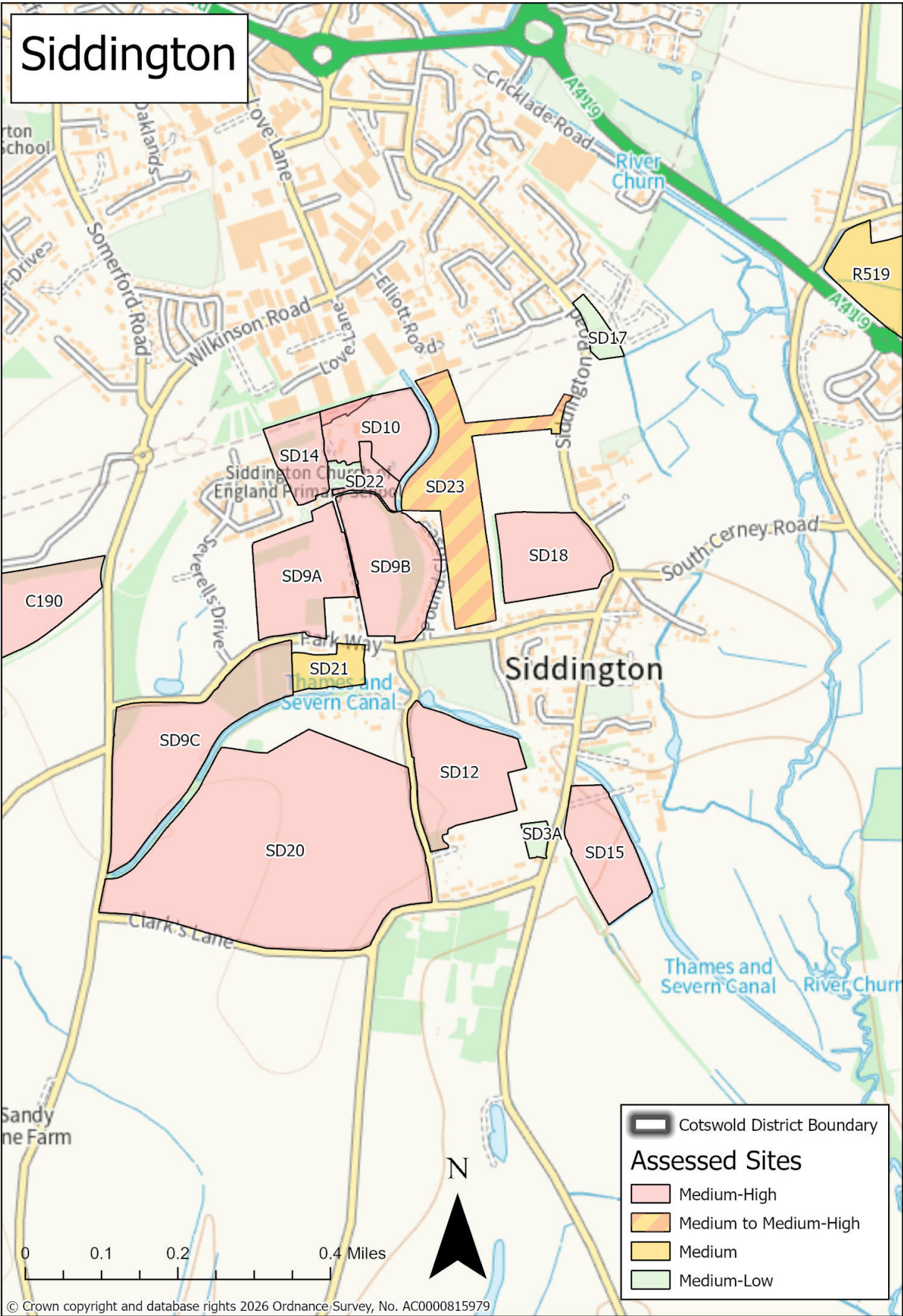


Figure A3: Assessed Sites and Site Sensitivity



Stage 2 Assessments

Site Reference: SD3 Settlement: Siddington (White 2014)	
Description: This site lies on sloping ground to the south west of the main part of the settlement, rising to the north west internally and well away from the valley floor. It is currently used as horse paddock, with trees and outgrown hedge along its northern and western edges and, within the wider landscape, by mature trees along the line of the former railway to the east. It is thus quite secluded and not visible within the wider landscape, although to the south it faces the rear elevations of 20th C housing on Nursery View. Also, the northern boundary vegetation forms the skyline for land to the north. To the north east lies the car park of the Greyhound Public house (a Listed Building) and small pony paddocks. On its eastern edge are the brick and stone buttresses of a former bridge over Ashton Road associated with the derelict railway. It lies within the settlement, bridging the small gap between the more recently developed part and the outlying ribbon of development along Nursery View and is fairly tranquil, given its proximity to existing housing and the general level of traffic noise deriving from roads around Cirencester.	
Evaluation	MEDIUM SENSITIVITY
Justification: The site is susceptible to development by reason of its relationship to housing on Nursery View, which have views into it from their rear elevations. It is otherwise secluded, with no wider views into or out of the site, except potentially from the north if development is placed too close to this boundary or vegetation removed, and from the car park of The Greyhound public house, a Listed Building, should the vegetation on the north eastern boundary be removed. The site is of limited intrinsic value and has no designations. It lies within the settlement envelope and housing development here would help to link the outlying houses on Nursery View to the main part of the village, making it more cohesive. Care would be needed in designing an access from Ashton Road.	
Landscape Context	
National Character Area:	NCA Thames and Avon Vales
Landscape Character Type:	Dip Slope Lowland
Landscape Character Area:	Kemble Dip-slope
Historic Landscape Character:	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns
Constraints/Designations Landscape: none Historic: listed building to the north east Biodiversity: none Other (floodplain, PROWs): none	

Site Reference: SD3A		Settlement: Siddington	
Description:			
SD3A comprise part of a gently undulating grassland field located to the south of Siddington, accessed from Ashton Road. The site lies to the west of Ashton Road and to the north, behind residential properties on Clarks Lane. It is enclosed along the northern boundary and much of the road frontage by hedgerows and hedgerow trees, with additional vegetation associated with residential garden boundaries to the east and south.			
The site does not lie within the setting of a Conservation Area. The nearest designated heritage asset is The Greyhound (Grade II, List Entry 1090071), though the site is unlikely to materially affect its setting due to separation and intervening development.			
The land does not fall within Flood Zones 2 or 3. There are no PRowS within or immediately adjoining the site, and no public access.			
The site lies within the Dip-Slope Lowland Landscape Character Type, specifically TV3A Kemble Dip Slope Landscape Character Area. Historic Landscape Character is identified as A4p – Former unenclosed cultivation now enclosed, with less regular organised enclosure partly reflecting former unenclosed cultivation patterns and Parliamentary enclosure within the parish.			
Evaluation:		MEDIUM -LOW SENSITIVITY	
Justification:			
SD3A forms part of a medium scale parcel at the southern edge of Siddington, closely associated with existing residential development. The site is enclosed by hedgerows and garden vegetation, limiting wider visibility and landscape prominence. There is no direct relationship with Conservation Areas or nearby listed buildings that would materially elevate sensitivity.			
While development would alter the current open grassland character, the site’s contained position and relationship with adjacent built form mean wider landscape impacts are likely to be limited. Sensitivity primarily relates to private residential visual amenity rather than broader landscape or heritage considerations.			
Taken together, the moderate physical and natural character, limited public access, and contained settlement-edge position support an overall judgement of Medium–Low landscape sensitivity.			
Landscape Context:			
National Character Area:		NCA 108 – Upper Thames Clay Vales	
Landscape Character Type:		Dip-Slope Lowlands	
Landscape Character Area:		TV3A Kemble Dip Slope	
Historic Landscape Character:		A4p – Former unenclosed cultivation now enclosed	

Constraints/Designations:

Landscape: None identified

Historic: Nearest listed building: The Greyhound (Grade II, List Entry 1090071).

Biodiversity: Hedgerows and hedgerow trees providing local ecological structure.

Other (floodplain, PRowS): No Flood Zones 2 or 3. No PRowS within or immediately adjoining the site.

Site Reference: SD9A		Settlement:	Siddington (White 2014)
Description: Barton Farm and its associated buildings occupy this site, with a medium low stone wall bisecting it north/south and defining a very minor ridgeline, with grassland falling away gently to east and west of it. There are two Listed Buildings on the southern edge of the site, where it is subdivided into small paddocks and an orchard around the dwellings, with one large barn to the north. The site is well hedged and/or treed along all boundaries and there are few views into it, except from field gateways, as on Park Way. The young woodland in the northern part of SD_9D screens longer views to the north east. The site acts as a link between the core of Upper Siddington and the school adjacent to the Old Rectory to the north, and the lane along its eastern boundary is presumably well-used during school terms and as part of a footpath leading into Cirencester.			
Evaluation:		MEDIUM-HIGH SENSITIVITY	
Justification: The susceptibility of this site to development lies in its function in maintaining separation between Siddington and the southern edge of Cirencester and its pleasing, loose relationship between the traditional built form of this side of the settlement and the landscape. Its value lies in its attractive character and role as setting for one of the older parts of Siddington.			
Landscape Context:			
National Character Area:		NCA 107: Cotswolds	
Landscape Character Type:		Dip Slope Lowland	
Landscape Character Area:		Kemble Dip-slope	
Historic Landscape Character:		Less regular organised enclosure partly reflecting former unenclosed cultivation patterns	
Constraints/Designations Landscape: none Historic: Biodiversity: Other (floodplain, PROWs):			

Site Reference: SD9B Settlement: Siddington (White 2014)	
Description: This site consists of open meadow on very gently rolling and sloping ground falling towards and fringed to the east by a dense tree belt and clearly visible along its western edge from the lane/footpath alongside Barton Farm and leading to the village school. The tree belt screens views from the PROW that lies to the rear of houses on Pound Close. It serves as part of the separation of Upper Siddington from Cirencester but also provides linkage between the core settlement and the outlying Old rectory and school. It is not visible within the wider landscape. Tranquillity is fairly high, despite traffic noise, and the site is only overlooked by some of the buildings within Barton Farm.	
Evaluation:	Medium-High
Justification: Although this site is well screened from the wider landscape, its susceptibility to development lies primarily in its function in separating the settlement from Cirencester. It is also contributed to by its visibility from Barton Farm Lane and buildings within the farm complex and to the many users of the lane to and from the school. Its value lies in its contribution to the setting of the listed buildings to the south east. Loss of the tree belt would impact on local biodiversity.	
Landscape Context	
National Character Area:	NCA 107: Cotswolds
Landscape Character Type:	LCT Dip Slope Lowland
Landscape Character Area:	LCA Kemble Dipslope
Historic Landscape Character:	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns
Constraints/Designations Landscape: None Historic: none Biodiversity: wide tree belt along eastern edge Other (floodplain, PROWs): N/S PROW between houses in Pound Close and tree belt; lane/footpath between core settlement and school.	

Site Reference: SD9C		Settlement: Siddington (White 2014)
Description: This site, on the south eastern edge of the settlement, consists of three distinct areas: slightly rolling open arable field to the west; maturing deciduous woodland; and a smaller flat area of mown grass with ornamental trees to the east. The latter lies well within the settlement boundary and could be described as being within the core of the old village with listed buildings facing the site from the north. The entire site is bordered along its southern edge by the remaining earthworks of the derelict canal and its bordering tree line, which screens all views in from the south. The western and northern edges of the site have a ditch and cut hedge boundaries. As such there are views towards the site from the wider rolling landscape to the west but less so from the north west. Within the settlement, the eastern part of the site is clearly visible from Barton Farm Cottages. It is a fairly tranquil site, with overall traffic noise from roads around Cirencester.		
Evaluation:		MEDIUM-HIGH SENSITIVITY
Justification: The susceptibility of this site to development lies in its location partly outside the settlement, where it contributes to the wider farmed landscape typical of the Kemble Dipslope; its function as part of the narrow separation of Siddington from Cirencester; the presence of Listed Buildings adjacent to its northern edge, and the contribution of the eastern part to the green space and tranquillity at the core of the settlement. The canal corridor may be of biodiversity interest. Development of this eastern part would have least effect on the wider landscape but most impact on the core of the settlement's character, with Listed Buildings, some village houses and users of Park Way (pedestrian and vehicular) having views into it.		
Landscape Context		
National Character Area:		NCA 107: Cotswolds
Landscape Character Type:		LCT Dip Slope Lowland
Landscape Character Area:		LCA Kemble Dipslope
Historic Landscape Character:		Less regular organised enclosure partly reflecting former unenclosed cultivation patterns
Constraints/Designations Landscape: none Historic: Proximity of two Listed Buildings at eastern end Biodiversity: none, but note canal corridor Other (floodplain, PROWs): none		

Site Reference: SD10 Settlement: Siddington (White 2014)	
Description: This site consists of The Old Rectory, Siddington (a Listed Building) and flat, fenced horse paddocks with one storage area/grounds maintenance. Along its eastern boundary vegetation along the disused canal provides screening, as does an area of ornamental woodland beyond part of its southern edge. There is dense vegetation along its other boundaries, such that the large industrial sheds to the north are barely visible, although the line of pylons is a significant detractor here.	
Evaluation:	MEDIUM-HIGH SENSITIVITY
Justification: The susceptibility of this site to development lies in its function in separating Siddington and Cirencester and its visibility from the PROW in the north western corner of the site. Its value lies in its relationship to the Listed Building at its core. Any development here would eliminate the separation and green buffer between the settlements and would have a severe impact on the setting of a Listed Building.	
Landscape Context	
National Character Area:	NCA 107: Cotswolds
Landscape Character Type:	LCT Dip Slope Lowland
Landscape Character Area:	LCA Kemble Dipslope
Historic Landscape Character:	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns
Constraints/Designations Landscape: none Historic: Listed Building at the Old Rectory Biodiversity: pond in SE area; ornamental planting associated with Listed Building Other (floodplain, PROWs): PROW in NW corner	

Site Reference: SD11		Settlement:	Siddington (White 2014)
Description: A group of six meadows divided north/south by the line of the dismantled railway, now well vegetated, and bordered along its eastern boundary by Siddington Road, which is very open with a very low cut hedge bordering the site. The whole area slopes gently eastwards down towards the River Churn beyond Siddington Manor and the church with its spire which form a distinctive cluster half way between the two main settlements. The south eastern area of the site lies within a Flood Zone. To the west, it is bound partly by the well-vegetated but disused canal and partly by Pound Close, with housing mainly to one side, backed by a dense tree belt on higher ground, while to the south there is the hard edge of the rear of properties along Park Way. Internally there are some well-treed boundaries, especially along the PROW that crosses the site E/W. The site is a major component of the remaining separation of Siddington from Cirencester and lacks tranquillity due to traffic noise and vehicles on Siddington Road, views of housing on the edge of Cirencester and the presence of a line of pylons along its northern edge, which is not a defined boundary.			
Evaluation:		MEDIUM TO MEDIUM/HIGH SENSITIVITY	
Justification: The susceptibility of this site to development lies in its function in the separation of Siddington from Cirencester - a separation band that is already very narrow, its high visibility, the presence of a Flood Zone along its eastern boundary and the presence of a PROW through the centre. Its value lies in its role as part of the setting for the listed building cluster around the church and Siddington manor to the east. As such it is inappropriate for any development. However, the south-western field lies alongside Pound Close, which consists mainly of a single line of housing. It is on sloping ground but is well screened by vegetation along the dismantled railway and along the PROW. If further strengthening of the trees along the PROW could be achieved, then housing in this part of the site would not extend the settlement further north than the adjacent 20c development along Pound Close, would seem a logical extension of it, would not be visible within the wider landscape and would be visible within the settlement only from Pound Close and a few houses on Park Way. Objections could be anticipated from homeowners on Pound Close, who currently enjoy views over this area of meadow backed by woodland.			
Landscape Context			
National Character Area:		NCA 107: Cotswolds	
Landscape Character Type:		LCT Dip Slope Lowland	
Landscape Character Area:		LCA Kemble Dipslope	
Historic Landscape Character:		Existing settlement - present extent	
Constraints/Designations Landscape: Historic: Park name suggesting site of former medieval deer park (symbol only) Biodiversity: Vegetation along disused railway and canal may be of interest. Other (floodplain, PROWs): PROW to the north. Flood Zone 3 along SE edge.			

Site Reference: SD12	Settlement: Siddington
Description: The site lies to the west of Ashton Road, beyond existing residential dwellings on the south-western edge of Siddington. It comprises a large arable field that gently falls to the north-east, forming part of the low-lying agricultural landscape that borders the disused canal corridor. The land is visually and physically contained by a combination of hedgerows, trees, and field boundaries, though local elevation changes provide filtered visibility from the canal and its adjoining footpath. The northern boundary is defined by a strong tree belt, containing a mix of species including ash, which screens much of the site from the canal and the PRow Footpath 14 that follows the former canal route. This footpath sits on higher ground, meaning the site is lower in elevation, with heavily filtered views through vegetation gaps. The southern boundary is enclosed by a hedgerow with numerous mature trees, while to the east, a well-defined tree line separates the site from Ashton Road and nearby dwellings. The western boundary is formed by a low but continuous hedgerow containing intermittent trees and allowing partial outward views across adjoining farmland. The Upper Siddington Bridge (Grade II, List Entry 1090036) and the Siddington Canal Locks are located immediately north of the site, forming part of the historic canal infrastructure. The site is visible from both features, contributing to their wider setting within a rural agricultural landscape. The presence of pylons crossing the site from east to west introduces a detracting modern element, though this does not dominate the overall landscape character. The land is outside Flood Zones 2 and 3 and has no PRowS within its boundaries, though the adjacent Footpath 14 along the canal provides indirect public visibility. The site lies within National Character Area 108 – Upper Thames Clay Vales, within the Dip-Slope Limestone Lowland Landscape Character Type, and more locally within the Kemble Lowlands (1A) Landscape Character Area. This area is typified by gently rolling arable farmland, open views, and low-lying limestone terrain intersected by watercourses and former canal features.	
Evaluation:	MEDIUM-HIGH SENSITIVITY
Justification: The site forms part of the south-western rural edge of Siddington, contributing to the open agricultural setting of the village and the historic canal corridor. Its large scale, gently sloping topography, and open arable character are characteristic of the Kemble Lowlands (LCA 1A), while its enclosure by hedgerows and tree belts ensures it remains visually contained in near views. The relationship with the disused canal, Upper Siddington Bridge (Grade II), and associated locks lends additional historic sensitivity, reinforcing the site's contribution to the wider cultural and landscape context.	

While the site is influenced by the adjacent settlement edge, it retains visual and perceptual links to the surrounding countryside. The filtered views from Footpath 14 ensure that the site is perceptible within the public domain, particularly in relation to the canal and heritage features.

Accordingly, the site is assessed as having medium-high landscape sensitivity, reflecting its historic and visual relationship with the canal corridor, association with a listed structure, and rural setting, balanced against the influence of existing infrastructure and nearby housing.

Landscape Context:

National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Dip-Slope Limestone Lowland
Landscape Character Area:	1A – Kemble Lowlands
Historic Landscape Character:	A4p – Former unenclosed cultivation – now enclosed (Less regular organised enclosure partly reflecting former unenclosed cultivation patterns)

Constraints/Designations:

Landscape: None identified.

Historic: Within the wider setting of Upper Siddington Bridge (Grade II, List Entry 1090036)

Biodiversity: Hedgerows and tree belts provide localised habitat value and connectivity

Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; PRoW Footpath 14 runs to the north along the disused canal.

Site Reference: SD14 Settlement: Siddington (White 2014)	
DESCRIPTION: A small area adjacent to The Old Rectory, in mixed use as uneven pasture (old ridge and furrow plus other unevenness) and horse paddock, with a line of large pylons running E/W across the northern part of the site, where it abuts large industrial units on the edge of Cirencester. A PROW runs along most of eastern edge. Woodland along western boundary screens the site substantially from the wider landscape. The site lacks tranquillity due to pylons, the industrial edge and some traffic noise.	
Evaluation:	MEDIUM-HIGH SENSITIVITY
Justification: The site's susceptibility to development lies in its role in the separation of Siddington and Cirencester. Although not visible within the wider landscape or from houses within the settlement, there are views from the PROW. Its value lies in its proximity to a Listed Building and possibly ridge and furrow.	
Landscape Context	
National Character Area:	NCA 107: Cotswolds
Landscape Character Type:	LCT Dip Slope Lowland
Landscape Character Area:	LCA Kemble Dipslope
Historic Landscape Character:	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns
Constraints/Designations Landscape: none Historic: proximity to Listed Building, traces of ridge and furrow. Biodiversity: some potential in meadow area? Other (floodplain, PROWs): PROW to the east	

Site Reference: SD15		Settlement: Siddington (White 2014)
Description: The site comprises of series of grazed horse paddocks on the south eastern edge of the settlement. The site is bounded by the remnant waterbodies of the Cotswold Canal with associated public footpath and mature trees on its eastern edge. To the west it is bounded by a dismantled railway with outgrown hedges on a slight embankment. To the south, there is an outgrown hedge with trees. To the north is the access from the Ashton Road to a traditional farm complex to the east. This is now used partly at least for horse-related activities with a manege. The settlement lies to the north with views into the site from the Ashton Road and the listed Greyhound pub. Sparse traditional roadside development lies to the east with the isolated Nursery View dwellings beyond. Open countryside surrounds the site to the south, south east and south west. Views are also possible directly into the site from the canal footpath which provides a very attractive link between the settlement and the countryside.		
Evaluation:		MEDIUM-HIGH SENSITIVITY
Justification: The site forms part of the open countryside south of the settlement, extending significantly beyond other development form and bounded by a rural farm complex to the east. The site is also highly visible from the Cotswold canal path which runs along a particularly attractive green corridor and from the listed Greyhound Pub. Whilst enclosed it would be a marked extension of the settlement, and any development here is considered inappropriate.		
Landscape Context		
National Character Area:		Upper Thames Clay Vales
Landscape Character Type:		River Basin Lowland
Landscape Character Area:		Somerford Keynes
Historic Landscape Character:		Riverine pasture, probably meadows now largely enclosed.
CONSTRAINTS/DESIGNATIONS		
Landscape:		none
Historic:		none
Biodiversity:		none
Other (floodplain, PROWs):		PROW along eastern boundary, associated with former canal.

Site Reference: SD17	Settlement: Siddington
Description: The site lies to the east of Siddington Road, between the road and Bluebell Drive and its associated mobile home park, on the southern edge of Cirencester. It is a relatively small, grassed parcel, likely of pastoral character, with areas of scrub and unmanaged vegetation creating a semi-natural appearance. The site is detached from Siddington, being physically and visually more closely related to Cirencester's southern settlement edge. The western boundary is defined by Siddington Road, with a hedgerow containing gaps that allow partial views into the site. The eastern edge adjoins residential and mobile home plots on Bluebell Drive, which overlook the land, while the southern and northern boundaries are marked by fencing and intermittent vegetation. The site is traversed by large pylons running east to west, creating a noticeable visual feature and reducing the site's rural character. The land is largely flat, with short grass and scattered shrubs and scrub, giving it a managed yet semi-natural feel. There are no PRowS crossing the site, though it is visible from adjacent residential properties and from the public highway. The spire of the Church of St Peter (Grade II*, List Entry 1340986) is visible in distant views, and the site is approximately 250m north of the Tithe Barn Scheduled Monument (List Entry 1003445), though there is no direct intervisibility. The southern section of the site lies within Flood Zone 2, while the remainder is outside designated floodplain. The site falls within National Character Area 108 – Upper Thames Clay Vales, within the Dip-Slope Lowland Landscape Character Type, and more locally within the Kemble Dip-Slope (TV3A) Landscape Character Area as defined in the Gloucestershire Landscape Character Assessment. This landscape is characterised by open arable and pasture fields on gently sloping limestone lowlands with hedgerow boundaries and dispersed settlement.	
Evaluation:	MEDIUM-LOW SENSITIVITY
Justification: The site forms a small transitional parcel at the southern edge of Cirencester, with a semi-urban character shaped by nearby housing, road infrastructure and overhead pylons. Although the site retains some vegetation and grassland cover, its proximity to built form and lack of strong natural or historic features reduce its landscape and perceptual sensitivity. The site's historic landscape type (A4p) provides some agricultural time-depth, but there are no strong heritage associations or visual links to nearby designated assets such as the Church of St Peter or the Tithe Barn. Views are localised, experienced mainly from the adjacent road and nearby dwellings, with limited contribution to the wider landscape setting. While the land provides a small pocket of openness along Siddington Road and contributes marginally to the green transition between settlement and countryside, the overall	

landscape context is urban-fringe and influenced by modern infrastructure. The presence of pylons, limited scale, and semi-enclosed boundaries further lower sensitivity. As such, the site is assessed as having medium-low landscape sensitivity.

Landscape Context:

National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Dip-Slope Limestone Lowland
Landscape Character Area:	TV3A – Kemble Dip Slope
Historic Landscape Character:	A4p – Former unenclosed cultivation – now enclosed (Less regular organised enclosure partly reflecting former unenclosed cultivation patterns)

Constraints/Designations:

Landscape: None identified.

Historic: Within wider setting of Church of St Peter (Grade II, List Entry 1340986)* and Tithe Barn Scheduled Monument (List Entry 1003445)

Biodiversity: Hedgerows and scrub provide some local habitat value

Other (floodplain, PRowS): Portion of the site lies within Flood Zone 2; no PRowS within or adjoining the site

Site Reference: SD18	Settlement: Siddington
Description: The site lies beyond the northern extent of Siddington, to the west of Siddington Road and north of existing dwellings on Park Way. It comprises a medium-scale pastoral field that forms part of the open countryside separating Siddington and Cirencester. The land is relatively flat, sitting within a low-lying agricultural landscape of large, rectilinear fields defined by hedgerows and tree belts. The western boundary is defined by a strong tree belt, which is along the old railway line and forms a wooded backdrop in local views, while the northern boundary is enclosed by a mature hedgerow beyond which lies PRow Footpath 3. Although this footpath is on slightly higher ground, dense boundary vegetation restricts visibility into the site. To the east, a low stone wall borders Siddington Road, allowing open near views across the field from the highway. To the south, the site adjoins the rear boundaries of residential dwellings along Park Way, which are partially visible through boundary vegetation. The site occupies a visually open position on the northern approach to Siddington, and its openness contributes to the physical and perceptual separation between Siddington and Cirencester. The Church of St Peter (Grade II*, List Entry 1340986), the Tithe Barn Scheduled Monument (List Entry 1003445), lie to the east of the site, across Siddington Road. The mature trees and vegetation within the church grounds filter but do not entirely screen intervisibility between the church and the site, allowing some glimpsed contextual views that establish a historic landscape relationship. The eastern edge of the site lies partly within Flood Zones 2 and 3, associated with the low-lying land near the River Churn corridor. The site lies within National Character Area 108 – Upper Thames Clay Vales, within the Dip-Slope Lowland Landscape Character Type, and more locally within the Kemble Dip Slope (LCA TV3A), as defined in the Gloucestershire Landscape Character Assessment. This area is typified by flat to gently undulating agricultural land, hedgerow field patterns, and village settlements connected by rural lanes.	
Evaluation:	MEDIUM-HIGH SENSITIVITY
Justification: The site forms part of the open northern approach to Siddington, playing an important role in maintaining settlement separation and the rural setting of the village. The flat arable character, mature boundaries, and wooded backdrop to the west contribute to the distinct transition between settlement and open countryside, consistent with the character of the Kemble Dip Slope (LCA TV3A). The Church of St Peter (Grade II*), the Tithe Barn Scheduled Monument, and other heritage assets lie to the east, separated by Siddington Road. While vegetation within the church grounds limits direct intervisibility, the site remains part of the wider rural	

setting of these assets, reinforcing the historic agricultural context of the village and its relationship with the surrounding landscape.

Although the site benefits from boundary vegetation and tree cover, the open frontage to Siddington Road makes it visually prominent on the village approach. As such, the site is assessed as having medium-high landscape sensitivity, reflecting its historic and visual associations, open rural character, and role in maintaining separation between settlements, balanced by the screening provided by vegetation and limited public access.

Landscape Context:

National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Dip-Slope Limestone Lowland
Landscape Character Area:	TV3A – Kemble Dip Slope
Historic Landscape Character:	A4p – Former unenclosed cultivation – now enclosed (Less regular organised enclosure partly reflecting former unenclosed cultivation patterns)

Constraints/Designations:

Landscape: None identified.

Historic: Within the wider setting of the Church of St Peter (Grade II*), Tithe Barn Scheduled Monument, and other listed buildings

Biodiversity: Hedgerows and tree belts provide ecological value and connectivity.

Other (floodplain, PRoWS): Eastern edge within Flood Zones 2 and 3; PRoW Footpath 3 beyond northern boundary offers filtered views

Site Reference: SD19	Settlement: Siddington
Description: The site lies on the northern edge of Siddington, north of Park Way and east of Pound Close, forming part of the transition between the built form of the village and the open countryside beyond. It comprises a medium-scale pastoral grassland field of regular shape, gently sloping eastwards towards a tree belt and drainage ditch that define the eastern boundary. The western edge, along Pound Close, is partially screened by a line of roadside trees, though gaps allow clear views across the site. The southern boundary adjoins existing residential development along Park Way, providing a built backdrop, while the northern boundary is formed by a fragmented hedgerow with occasional trees, allowing open views from PRow Footpath 3, which runs beyond the northern edge. The eastern boundary is defined by a mature tree belt (old railway line) and ditch line, which provides a degree of visual containment and ecological value. The site sits within an area of gently undulating land characteristic of the Dip-Slope Lowland landscape, with open, managed grassland fields bounded by hedgerows and trees. Its location at the northern edge of the settlement makes it visible from the surrounding countryside, particularly in views from the north and west. The spire of the Church of St Peter (Grade II*, List Entry 1340986) is visible from Pound Close, forming a local landmark within the wider village setting, though the site itself is not directly associated with any heritage designations. There are no conservation areas or listed buildings within or immediately adjacent to the site, and it lies outside Flood Zones 2 and 3. The site falls within National Character Area 108 – Upper Thames Clay Vales, within the Dip-Slope Lowland Landscape Character Type, and more locally within the Kemble Dip Slope (LCA TV3A) as defined in the Gloucestershire Landscape Character Assessment. The area is characterised by gently rolling agricultural land with hedgerow boundaries, small watercourses, and open settlement edges.	
Evaluation:	MEDIUM-HIGH SENSITIVITY
Justification: The site forms part of the northern rural fringe of Siddington, acting as a transitional landscape between the built edge and the open countryside to the north. Its pastoral grassland character, open northern views, and visual relationship with PRow Footpath 3 contribute to its rural identity and enhance its role in defining the settlement edge. Although the site is influenced by adjacent housing to the south and filtered in some views by roadside trees along Pound Close and the eastern tree belt, it remains highly visible from local viewpoints and contributes to the sense of openness that distinguishes	

Siddington's northern approach. The Church of St Peter's spire, visible from nearby streets, reinforces the traditional rural settlement character and provides a visual connection between the site and the village's historic core, even in the absence of direct heritage constraints.

The Historic Landscape Type (A4p) reflects the sites long-term agricultural continuity. The site has perceptual qualities and is in a prominent position which increases its sensitivity.

Accordingly, the site is assessed as having medium-high landscape sensitivity, reflecting its open, transitional character, visual exposure, and importance in maintaining the settlement's rural edge, balanced by proximity to development and moderate enclosure from vegetation.

Landscape Context:

National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Dip-Slope Limestone Lowland
Landscape Character Area:	TV3A – Kemble Dip Slope
Historic Landscape Character:	A4p – Former unenclosed cultivation – now enclosed (Less regular organised enclosure partly reflecting former unenclosed cultivation patterns)

Constraints/Designations:

Landscape: None identified.

Historic: Within the wider setting of the Church of St Peter (Grade II*)

Biodiversity: Hedgerows and tree belts provide local ecological value

Other (floodplain, PRowS): Outside Flood Zones 2 and 3; PRow Footpath 3 to the north offers filtered views over the site.

Site Reference: SD20	Settlement: Siddington
Description: The site lies beyond the western boundary of Siddington, forming a large-scale arable field between the disused canal to the north and Clarks Lane to the south. It occupies a slightly elevated position within the open agricultural landscape that forms the rural setting of the village, with a strong sense of countryside and separation from the main built area. The field is regular in shape and crossed by a partial hedgerow running east to west through its centre, providing some internal structure. The northern, southern and western boundaries are well defined by strong mature hedgerows, with occasional hedgerow trees that contribute to the local field pattern and visual enclosure. The eastern boundary adjoins the existing settlement edge, although the scale and openness of the site mean that any further development would significantly alter the settlement pattern and the sense of transition between village and countryside. The land use is intensive arable cultivation, typical of the surrounding Kemble Lowlands landscape, and the field itself exhibits no distinctive or rare landscape features. However, it forms part of the rural foreground to Upper Siddington House (Grade II, List Entry 1340989), which lies just beyond the northern boundary, and contributes to the open agricultural setting of this heritage asset. There are no PRoWs within the site. The nearest routes are PRoW Footpath 6 to the south of Clarks Lane and PRoW Footpath 2 beyond the western boundary, both of which afford limited or oblique views of the site through intervening vegetation. The site lies outside Flood Zones 2 and 3. The site falls within National Character Area 108 – Upper Thames Clay Vales, within the Dip-Slope Limestone Lowland Landscape Character Type, and more locally within the Kemble Lowlands (LCA 1A). This landscape is characterised by flat to gently undulating limestone farmland, hedgerow-enclosed fields, and historic villages connected by rural lanes and watercourses.	
Evaluation:	MEDIUM-HIGH SENSITIVITY
Justification: The site forms part of the open western setting of Siddington, contributing to the distinct sense of separation between the village and the surrounding countryside. Its large-scale arable character, strong boundary vegetation, and relationship with the disused canal and rural lane network are typical of the Kemble Lowlands (LCA 1A). The landscape exhibits a strong sense of rurality and openness, despite the site's partial visual connection to the settlement edge. The site lies within the wider setting of Upper Siddington House (Grade II), which is located just beyond the northern boundary. The open agricultural land provides part of	

its historic rural context, although the hedgerow enclosure and absence of direct intervisibility reduce its immediate sensitivity to change.

Development of the site would significantly disrupt the existing settlement pattern, extending built form into an area that currently reinforces the distinction between settlement and countryside. While the field itself contains no special features, its scale, openness and perceptual qualities contribute to the rural character of Siddington's western edge.

Accordingly, the site is assessed as having medium-high landscape sensitivity, reflecting its strong countryside character, visual and perceptual openness, and contribution to the rural setting of a listed building, balanced against its typical agricultural condition and limited public visibility.

Landscape Context:

National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Dip-Slope Limestone Lowland
Landscape Character Area:	TV3A – Kemble Dip Slope
Historic Landscape Character:	A4p – Former unenclosed cultivation – now enclosed (Less regular organised enclosure partly reflecting former unenclosed cultivation patterns)

Constraints/Designations:

Landscape: None identified.

Historic: Within the wider setting of Upper Siddington House (Grade II, List Entry 1340989)

Biodiversity: Strong hedgerow boundaries and occasional trees provide ecological value

Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; nearby PRoW Footpath 6 (south of Clarks Lane) and Footpath 2 (west) afford limited filtered views

Site Reference: SD21		Settlement: Siddington	
Description:			
SD21 is located to the south of Park Way, on the western side of the main core of Siddington. The site comprises relatively flat parkland-style grassland, enclosed by strong woodland boundaries to the east, south and west. The southern woodland belt is identified as Priority Habitat Deciduous Woodland and incorporates the Old Thames and Severn Canal within its wooded corridor, adding ecological and historic interest to the wider setting. The northern boundary along Park Way is defined by estate railings, creating a formal edge to the road. A residential property with a stone wall boundary forms part of the north-western edge. To the north of Park Way are Barton Farmhouse (Grade II, List Entry 1090075) and School House (Grade II, List Entry 1153896), which contribute to the historic character of this part of Siddington. While the site does not directly adjoin these listed buildings, it forms part of their setting. The site is relatively contained with localised views only, due to the strong woodland boundaries and limited public vantage points. There is no public access and no PRowS cross or adjoin the site. The site lies outside Flood Zones 2 and 3. The parcel falls within the Dip-Slope Lowland Landscape Character Type, specifically TV3A Kemble Dip Slope Landscape Character Area. Historic Landscape Character is identified as A4p – Former unenclosed cultivation now enclosed, with less regular organised enclosure partly reflecting former cultivation patterns and Parliamentary enclosure within the parish.			
Evaluation:		MEDIUM SENSITIVITY	
Justification:			
SD21 occupies a contained and relatively discreet parcel on the western edge of Siddington. The parkland grassland character and strong woodland boundaries, including Priority Habitat woodland and the canal corridor, provide natural structure and local ecological value. However, the site is visually enclosed and has limited wider landscape prominence. Development would alter the current open character but would be experienced primarily in a localised context, with limited wider landscape or visual effects. Overall, the combination of moderate physical and historic sensitivity, balanced against enclosure and limited visibility, supports an overall judgement of Medium landscape sensitivity.			
Landscape Context:			
National Character Area:		NCA 108 – Upper Thames Clay Vales	
Landscape Character Type:		Dip-Slope Lowlands	
Landscape Character Area:		TV3A Kemble Dip Slope	

Historic Landscape Character:	A4p – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: None identified Historic: Proximity to Barton Farmhouse (Grade II, List Entry 1090075) and School House (Grade II, List Entry 1153896). Old Thames and Severn Canal corridor along the southern boundary. Biodiversity: Priority Habitat Deciduous Woodland along the southern boundary. Other (floodplain, PRowS): No Flood Zones 2 or 3. No PRowS within or immediately adjoining the site.	

Site Reference: SD22		Settlement: Siddington	
Description:			
SD22 is located off Coach Road to the north-west of Siddington, close to Siddington Church of England Primary School. The site forms part of the land surrounding The Old Rectory (Grade II Listed, List Entry 1379927) and comprises a combination of woodland, domestic garden space and associated outdoor sporting facilities.			
The site is heavily enclosed by woodland and mature trees and forms part of a larger block of deciduous woodland identified as Priority Habitat. A disused canal corridor lies to the east, contributing additional historic and ecological interest to the wider landscape context. Due to the strong enclosure, the site is not visually prominent within the local area, and there are no views into the site from PRoW Footpath 3 to the south.			
The site lies within the Dip-Slope Lowland Landscape Character Type, specifically TV3A Kemble Dip Slope Landscape Character Area. Historic Landscape Character is identified as A4p – Former unenclosed cultivation now enclosed, with less regular organised enclosure partly reflecting former cultivation patterns and Parliamentary enclosure within the parish.			
Evaluation:		MEDIUM -HIGH SENSITIVITY	
Justification:			
SD22 occupies a largely wooded and sensitive parcel forming part of the historic and ecological setting of The Old Rectory (Grade II). The site’s mature woodland structure, designation as Priority Habitat Deciduous Woodland and relationship with the disused canal corridor collectively elevate natural and historic sensitivity.			
Although visually contained from the wider area and not directly visible from nearby PRoWs, its internal character and contribution to the wooded edge of Siddington are significant. Development would likely require substantial vegetation removal, fundamentally altering the established woodland setting and affecting the character and heritage context of the Old Rectory.			
While the site is enclosed and not widely prominent, the combination of ecological value, heritage setting and strong perceptual woodland character supports an overall judgement of Medium–High landscape sensitivity.			
Landscape Context:			
National Character Area:		NCA 108 – Upper Thames Clay Vales	
Landscape Character Type:		Dip-Slope Lowlands	
Landscape Character Area:		TV3A Kemble Dip Slope	
Historic Landscape Character:		A4p – Former unenclosed cultivation now enclosed	

Constraints/Designations:

Landscape: None identified

Historic: The Old Rectory (Grade II, List Entry 1379927) within the site. Disused canal corridor to the east.

Biodiversity: Priority Habitat Deciduous Woodland forming part of a larger woodland block.

Other (floodplain, PRowS): No Flood Zones 2 or 3. No PRowS within or immediately adjoining the site.

Site Reference: SD23	Settlement: Siddington
Description: SD23 is located beyond the north-western extent of the core of Siddington. The site comprises two pastoral fields to the north of Park Way and to the north and east of Pound Close, and part of a further field extending towards Siddington Road. The fields are defined by fragmented hedgerows, with a ditch line and associated tree belt running along part of the eastern boundary. The land rises gently towards the northern edge. To the north-west lies the corridor of the Old Thames and Severn Canal and associated vegetation, while industrial development is present beyond the northern boundary. Residential development at Pound Close sits immediately to the south-west, with open views available across much of the site from these properties. PRoW Footpath 3 runs east–west through the site, providing clear and open views across the majority of the parcel and increasing recreational and visual sensitivity. A small section near Siddington Road falls within Flood Zones 2 and 3, though the majority of the site is outside these areas. The Conservation Area is not in the immediate vicinity, and there are no listed buildings directly adjoining the site, although assets to the east of Siddington Road fall within its wider setting. The site lies within the Dip-Slope Lowland Landscape Character Type, specifically TV3A Kemble Dip Slope Landscape Character Area. Historic Landscape Character is identified as A4p – Former unenclosed cultivation now enclosed, with less regular organised enclosure partly reflecting former unenclosed cultivation patterns and Parliamentary enclosure within the parish.	
Evaluation:	MEDIUM TO MEDIUM -HIGH SENSITIVITY
Justification: SD23 forms part of the countryside edge to the north-west of Siddington and is visually open and accessible due to PRoW Footpath 3 crossing the site. The fields rise gently northwards and are clearly perceived as open agricultural land beyond the established settlement boundary. The eastern parcel adjacent to Pound Close is more closely related to existing development and therefore demonstrates a slightly reduced susceptibility, supporting a Medium sensitivity. However, the remainder of the site would represent a more pronounced encroachment beyond the current settlement pattern. The presence of the canal corridor and industrial development to the north introduces some contextual influences, but these do not diminish the site's role as open rural land. On balance, the site demonstrates a mixed sensitivity, with the majority of the parcel assessed as Medium–High, and the portion adjacent to Pound Close assessed as Medium.	
Landscape Context:	

National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Dip-Slope Lowlands
Landscape Character Area:	TV3A Kemble Dip Slope
Historic Landscape Character:	A4p – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: None identified Historic: The Old Rectory (Grade II, List Entry 1379927) within the site. Disused canal corridor to the east. Biodiversity: Ditch corridor and associated tree belt along eastern boundary. Proximity to canal corridor vegetation. Other (floodplain, PRowS): Small section within Flood Zones 2 and 3 near Siddington Road. PRow Footpath 3 runs east–west through the site.	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 32 – South Cerney



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Settlement character

- 1.1 South Cerney, shown on Figure A1, is located 6.5km south of Cirencester within the Cotswold Water Park. The Western Spine road runs just south of the village and joins with the A419 Swindon-Cirencester Trunk Road. It is one of the largest villages within the District having undergone considerable growth over the past 25 years.
- 1.2 The village was originally linear spreading out from a central intersection. Today, substantial in-fill development has obscured the linear pattern. There are substantial modern housing estates to the east and south of the village core. Historic buildings are mainly found alongside the main streets of the village. However, All Hallows Church is located on the northern side of the River Churn which runs through the village. Also adjacent to the river is an intimate landscape of remnant meadow and allotments. To the north of the church is Edwards College which is set in parkland.
- 1.3 A large 'quadrant' of the village is formed by the 'Aggregate Industries' works. On the south side of the village there are large lakes formed by sand and gravel extraction. The northern edge of the village is strongly defined by a disused railway line.
- 1.4 The northern and western approaches to the village are attractive as a result of the street form and historic buildings. However, the southern approach is marred by industrial development and suburban housing.

Landscape Character

- 1.5 South Cerney is located within National Character Area 108, Upper Thames Clay Vales. At a county level, the settlement is located within River Basin Lowland landscape type and the Somerford Keynes LCA. It is bordered by the Cornbrash Lowlands landscape type to the north west on rising ground.
- 1.6 The landscape to the south of the village is dominated by waterbodies previously associated with sand and gravel extraction and now used for sailing and recreation as part of the Cotswold Water Park. These are surrounded by bands of riparian trees. In some areas there is rough land around the edges of the waterbodies consisting of remnants of pasture and woodland blocks. East of the 'Aggregate Industries' site some land has been filled with waste concrete products.
- 1.7 To the west the land rises gently to Ashton Down which provides a visual stop to views on this side of the settlement. Around Upper Up the land is pastoral

with gappy and outgrown hedges. To the north of Upper Up is the valley of the River Churn with meadows and pasture.

- 1.8 To the east of the Churn and north of the village centre is a low ridge which provides a higher vantage point over the village. This ridge strongly separates the Churn Valley from Silver Street. To the east of Silver Street is an attractive area separated from the wider countryside by the disused railway line to the north and with the River Churn running through it. Accessed by 'Bow Wow' and Church Lane, this area contains the parkland of Edwards' College, the church and churchyard, remnant meadows orchards and allotments. It is a popular recreation area for local people.

Relationship of the settlement with the landscape

- 1.9 The settlement has the following key relationships with the surrounding landscape.

Positive

- The area around Bow Wow provides a link between the village centre and the surrounding countryside.
- The ridge that enters the village from the north between Silver Street and the Churn has remained undeveloped creating an immediate visual and physical relationship between the village and its rural hinterland in this area. The linear pattern of the village on this side of the village relates to the form of the ridge.

Negative

- Modern development to the south and east of the village centre has developed incrementally as a series of self-contained blocks which is at odds with the established linear pattern of the town.
- There is little visual or physical linkage between the modern development and the landscape setting.
- Development has sprawled out along the southern approach road 'suburbanising' the approach to the village.

Landscape sensitivity considerations

- 1.10 The character of the landscape surrounding the village has been strongly influenced by housing development, the extractive industry, leisure and communications. Much of the traditional agricultural landscape character has been degraded or radically altered by sand and gravel extraction. Leisure, sport and related housing developments are now transforming these

landscapes into a highly distinctive landscapes unlike the rest of the Thames Vale. These new developments vary in quality, and some are raw and relatively unmitigated at present. However, the degree of change from the traditional landscape means that there are significant opportunities to create a positive new landscape.

- 1.11 The ability of the landscape to accommodate development is constrained in the north by landscape character and quality. To the south constraints are predominantly physical. However, the land included with the 'Aggregate Industries' site has considerable potential to accept change.

Constraints to be taken into account

- 1.12 The constraints are shown on Figure SC2 and are summarised below:

- Conservation Area
- Listed buildings and their settings
- The Castle Scheduled Monument west of Silver Street.
- The floodplain of the River Churn
- SSSI status of many of the waterbodies south east of the village.

Areas where development is not suitable

- 1.13 Areas where development is not considered to be suitable, in accordance with the criteria set out in Section 2.0 are as follows:

- The north west quadrant of the village which includes the Castle site due to its visibility and importance to the setting of the village.
- The north east quadrant and areas around Bow Wow due to their intrinsic character and landscape quality.
- The area to the west of Upper Up due to its importance as part of the setting of the Conservation Area when approaching from the west.

Suggested environmental improvements

- The following environmental improvements are suggested:
- Enhancement of the southern approach to the village, particularly through environmental enhancement of landscape surrounding factory premises.
- Improved management of the farmland to the west of Upper Up.

Figure A1: Context and Landscape Character Types and Areas

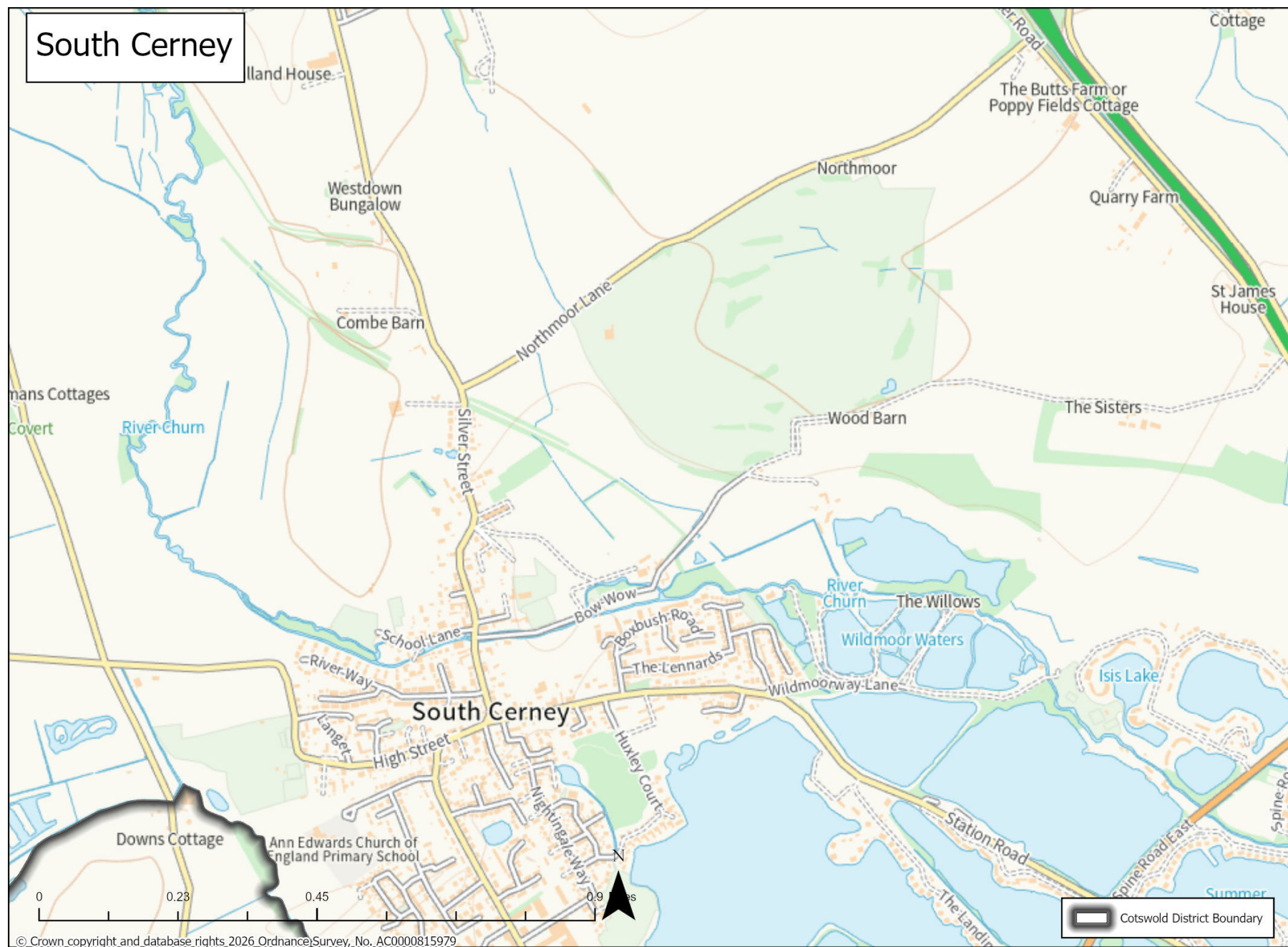


Figure A2: Constraints and Designations

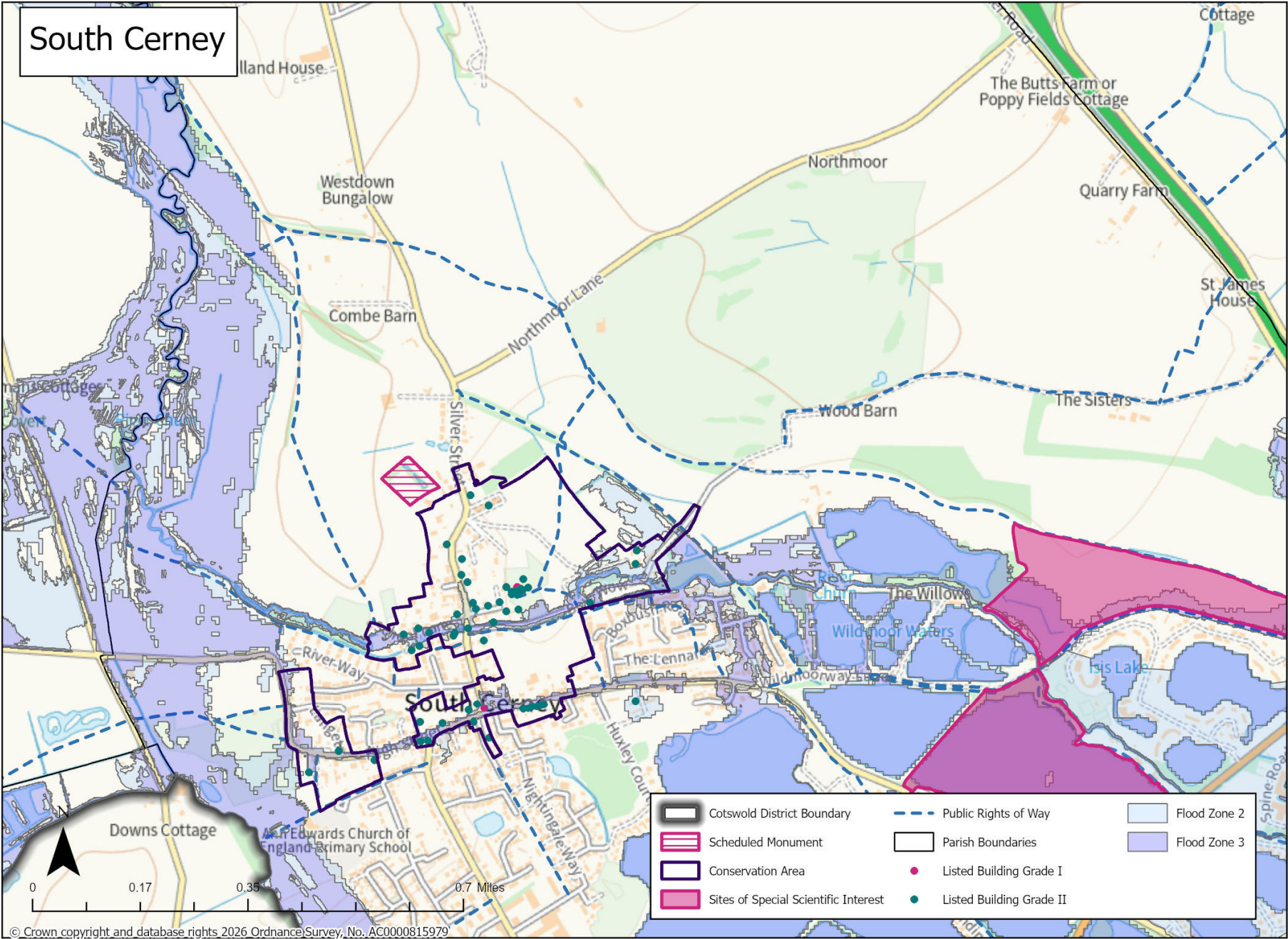
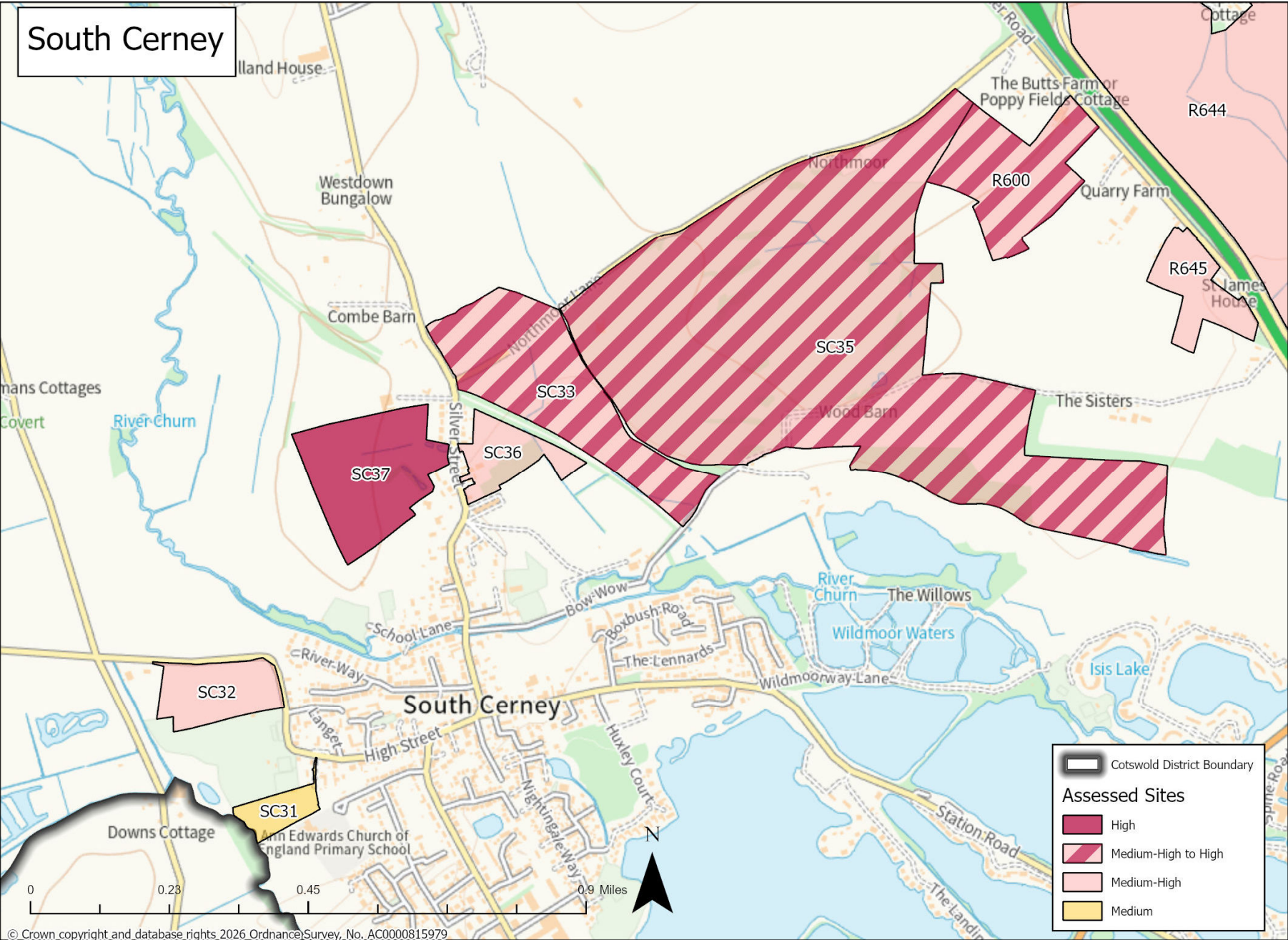


Figure A3: Assessed Sites and Site Sensitivity



Stage 2 Assessments

Site Reference: SC31	Settlement: South Cerney
DESCRIPTION: This site consists of a medium-sized, flat field of horse pasture with remnant ridge and furrow on the western edge of the settlement. The western two thirds of the field are in the flood zone associated with a watercourse on the western boundary. The site has outgrown hedges on three boundaries with housing and a car park to the east which are in South Cerney Conservation Area. A public footpath runs along the eastern and southern edges. There is a 50m wide young tree plantation on the other side of the watercourse beyond which is open countryside. Tennis courts and playing fields lie to the north and a school lies to the south. This is a site of some but relatively low tranquillity, due to adjacent development.	
Evaluation:	MEDIUM SENSITIVITY
Justification: The site is susceptible to development by reason of it lying predominantly in the flood zone and its unimproved pasture and ridge and furrow. Any development in the flood zone would also extend the settlement significantly to the west compared to development to the north and south and therefore is undesirable also for this reason. The value of the site lies in its juxtaposition with the Conservation Area. Normally it would be considered desirable to maintain the relationship between the Conservation Area and the countryside intact and there is merit in this approach. However, housing on the eastern third of the site, if at low density and carried out to a high standard with a positive edge to the west may be an appropriate intervention. The site is inappropriate for lower quality or high density development. However, any development should accommodate the PROW and may compromise the continued use of the horse pasture.	
Landscape Context	
National Character Area:	Thames and Avon Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	Somerford Keynes
Historic Landscape Character:	Existing settlement - present extent (does not apply to this site)
Constraints/Designations	
Landscape:	none
Historic:	South Cerney Conservation Area on eastern boundary
Biodiversity:	none
Other (floodplain, PROWs):	Floodzone 3 covers over half the site. PROW (footpaths) lie along southern and eastern boundaries.

Site Reference: SC32	Settlement: South Cerney
Description: The site lies to the south and west of Upper Up, north of the Upper Up Playground and Playing Fields, from which it is separated by a mature hedgerow with hedgerow trees. It forms part of the western edge of South Cerney, comprising a medium-scale parcel of flat grassland bounded by strong vegetation and limited by existing settlement to the east. The site is enclosed and well screened, with localised visibility and a sense of containment created by boundary vegetation. The western boundary is defined by a strong mature deciduous hedgerow, which creates a clear visual edge and contributes to the area's verdant rural character. The eastern boundary is more open, marked by low-lying shrubs and hedgerow gaps, allowing filtered views from the Upper Up properties. The southern boundary is formed by PRoW Footpath 7, which runs adjacent to the site along the edge of the playing fields and offers intermittent views through vegetation. A remnant line of north-south hedgerow trees run through the centre of the field, providing vertical interest within the otherwise open land. Small pylons cross the site east-west, introducing a minor visual detractor, though the site's overall rural and pastoral character remains intact. The landscape is flat and low-lying, consistent with the surrounding topography of the Cotswold Water Park, and the western portion of the site lies within Flood Zones 2 and 3. The site's land use and structure are typical of the riverine pasture landscapes around South Cerney, historically used as meadows and now largely enclosed by hedgerows and trees. The site is located within National Character Area 108 – Upper Thames Clay Vales, within the River Basin Clay Vale Landscape Character Type, and more locally within the South Cerney and Ashton Keynes Settled Wetlands (LCA 3A). The South Cerney Conservation Area lies to the east, beyond Upper Up on the other side of the road, with limited intervisibility due to intervening buildings and vegetation.	
Evaluation:	MEDIUM-HIGH SENSITIVITY
Justification: The site forms part of the western rural edge of South Cerney, contributing to the green and open setting of the village and maintaining a distinct transition between settlement and countryside. Its flat grassland character, strong boundary vegetation, and historic function as enclosed meadowland are consistent with the River Basin Clay Vale LCT and South Cerney and Ashton Keynes Settled Wetlands (LCA 3A). While the site is visually contained by vegetation, it remains perceptible in near views from Upper Up and PRoW Footpath 7, and its pastoral, undeveloped character plays an important role in maintaining the village's rural edge. The site also lies close to the South Cerney Conservation Area, though the intervening development and vegetation	

limit any strong visual or historic connection.

The Historic Landscape Type (D1r) reinforces the site's long-term agricultural use and its association with the riverine meadow landscapes of the Cotswold Water Park. The presence of pylons slightly detracts from its scenic quality, but the area retains a rural, enclosed and tranquil character that contributes positively to the settlement's wider landscape setting. As such, the site is assessed as having medium-high landscape sensitivity.

Landscape Context:

National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Clay Vale
Landscape Character Area:	3A – South Cerney and Ashton Keynes Settled Wetlands
Historic Landscape Character:	D1r – Riverine pasture, probably used as meadows (now largely enclosed)

Constraints/Designations:

Landscape: None identified.

Historic: Within wider setting of South Cerney Conservation Area

Biodiversity: Hedgerows, hedgerow trees and grassland support local ecological value and connectivity.

Other (floodplain, PRowS): Western section within Flood Zones 2 and 3; PRow Footpath 7 runs along southern boundary providing visual and recreational sensitivity.

Site Reference: SC36	Settlement: South Cerney
Description: The 3.59 ha site is located on the north-eastern edge of South Cerney and comprises mostly pastoral farmland with flat topography. The south-western part of the site incorporates the buildings and associated functional area of Berry Farm. The south-eastern part of the site contains a small orchard and several ponds. There is also a stream within the east of the site, which forms the boundary between two adjoining fields. The primary access to the site is via a track, which leads onto Silver Street to the west. There are residential uses to the west and agricultural land to the north, south and east. The embankment of the disused former Midland and South Western Junction Railway forms the northern boundary, which is now a well-used public bridleway. A public right of way crosses the eastern part of the site, which links the bridleway with the main part of the village to the south.	
Evaluation:	Overall Rating: Medium-High
Justification: The parcel has susceptibility to change through housing development due to its position on the edge of the settlement. Development would represent encroachment into an rural landscape, although this is tempered by the level of enclosure and adjacent permanent boundary created by the railway embankment. The parcel forms a pleasant open space on the edge of the settlement that provides enjoyment to footpath users. The setting of the listed buildings within and adjacent to the parcel will need to be considered and would likely restrict the scale of any development. The field within the east of the parcel is detached from the settlement's influence. Overlooking and privacy is also likely to be an issue within the parcel. Given the considerations that need to be made, its susceptibility to landscape change and position on the edge of the settlement, the parcel is considered to have High/Medium sensitivity.	
Landscape Context: The parcel is located alongside the northern settlement extent of South Cerney, to the east of Silver Street. It has a small scale agricultural context that is defined by small pastoral paddocks and orchard trees. The parcel is separated from the wider landscape by the elevated railway embankment that is present along the length of the north-eastern boundary. The western boundary abuts residential development along Silver Street that is of varying time depth; some structures to the south-west are listed. The southern boundary is defined by some vegetation and fencing with a continuation of the parcel's small scale agricultural context present beyond. This local enclosure of the parcel creates a level of tranquillity within the parcel, and it has an idyllic aesthetic quality. Minor watercourses are also present within the parcel. South Cerney Footpath 15 is present within the east of the parcel and crosses it along a north/south axis. A bridleway is also present along the elevated railway embankment to the north-east. This availability of public vantage points provides views into the parcel. From the railway embankment these views are filtered by the vegetation that flanks the route. Beyond the embankment views are completely screened. Views from the west and south-west are screened by the built form along Silver Street with glimpses of the parcel being afforded between structures and along the access road. The most prevalent views are from the south of the parcel along the footpath. These are only local views as intervening features screen views from further afield.	

National Character Area:	National Character Area 108: Upper Thames Clay Vales
Landscape Character Type:	Landscape Character Type: River Basin Lowland
Landscape Character Area:	Landscape Character Area: TV1A: Somerford Keynes
Historic Landscape Character:	-
Constraints/Designations: Landscape: Not within the CNL or a SLA Historic: Listed Buildings present within the south west of the parcel and present beyond the south boundary. The South Cerney Conservation Area is present within the south west of the parcel and continues to the south beyond the boundary Biodiversity: Natural England has raised concerns regarding the impact of further development in South Cerney on the North Meadow and Clattinger Farm Special Area of Conservation. Further assessment is currently being undertaken to understand whether additional development in this location would have an unacceptable impact. The site is located within the Cotswold Water Park Nature Improvement Area and the Cotswold Water Park Nature Recovery Plan area. The site is also within a Site of Special Scientific Interest Impact Risk Zone, where developments of 10 or more dwellings outside existing settlements would require further analysis to understand the specific risks. A large proportion is also identified as Priority Habitat (no main habitat but additional habitat present). The western part of the site is modelled to be within a Great Crested Newt amber zone. There are several ponds within the centre of the site, which may accommodate protected species such as Great Crested Newts. Furthermore, a stream runs through the eastern part of the site, which is also of ecological interest. The central part of the site comprises several small fields of grazed pastureland. This is unlikely to have high biodiversity value, although a survey would be required to confirm this. However, the triangular field in the eastern part of the site contains an area of wet grassland, which could have ecological interest. The former railway embankment to the north of the site is identified as Priority Habitat (deciduous woodland) and is a wildlife corridor. Former railway lines commonly have high biodiversity. Badger setts and Dormouse boxes were observed on this embankment during the site visit, both of which are protected species. During the site visit, Song Thrush were also observed within the site. The site also contains several hedgerows, which are of ecological interest and may provide habitat for protected species. These also provide wildlife corridors. The farm buildings may also accommodate protected species, such as bats and barn owls. A Preliminary Ecological Assessment is needed to further understand the extent of the ecological issues on the site. However, in addition to the potential impact of further development on the Special Area of Conservation and SSSIs, it initially appears that parts of the site may be more ecologically sensitive.	

Other (floodplain, PRow): South Cerney Footpath 15 is present within the east of the parcel. South Cerney Bridleway 51 is present along the railway embankment to the north of the parcel.

Site Reference: SC37		Settlement: South Cerney	
Description:			
SC37 is located to the west of Silver Street on the north-western edge of South Cerney. The site lies beyond existing residential development and comprises pastoral fields subdivided by hedgerows, together with a woodland block containing small ponds. The landform is gently undulating and rises towards the west to a ridgeline, increasing its prominence in the local landscape. PRoW Footpath 3 runs north–south along the western boundary of the site, providing open and elevated views across the parcel and the surrounding countryside. The site falls within the Cotswold Water Park and adjoins the South Cerney Conservation Area. It also lies within the setting of several listed buildings along Silver Street, including Liddell House (Grade II, List Entry 1090030). The parcel lies within the River Basin Lowland Landscape Character Type, specifically TV1A Somerford Keynes Landscape Character Area. The historic landscape reflects enclosed agricultural land typical of the parish.			
Evaluation:		HIGH SENSITIVITY	
Justification:			
SC37 occupies a visually and physically prominent position on the north-western edge of South Cerney. The undulating landform rising to the west increases visibility, particularly from PRoW Footpath 3, where open views across the site and surrounding countryside are available. The parcel reads clearly as open countryside forming part of the rural setting and western transition of the village. The site lies within the Cotswold Water Park and adjoins the Conservation Area, with direct impact on the setting of listed buildings including Liddell House. Development would extend built form westwards beyond the established settlement pattern and alter the current rural edge in a manner that would appear incongruous with the village’s form. The combination of topographic prominence, recreational visibility, heritage context and settlement-edge encroachment supports an overall judgement of High landscape sensitivity.			
Landscape Context:			
National Character Area:		NCA 108 – Upper Thames Clay Vales	
Landscape Character Type:		River Basin Lowland	
Landscape Character Area:		TV1A Somerford Keynes	
Historic Landscape Character:		A2m Former unenclosed cultivation – now enclosed	

Constraints/Designations:

Landscape: None identified

Historic: Adjoins South Cerney Conservation Area. Within the setting of Liddell House (Grade II, List Entry 1090030) and other listed buildings along Silver Street.

Biodiversity: Woodland block and ponds within the site. Hedgerow network contributing to ecological connectivity.

Other (floodplain, PRowS): Not within Flood Zones 2 or 3. PRow Footpath 3 runs north–south along the western boundary.

Site Reference: SC33 / SC35 / R600 Settlement: South Cerney	
Description: The site lies to the north-east of South Cerney, extending south of Northmoor Lane and encompassing a large area of flat to gently undulating low-lying land. It forms a transitional landscape between the northern edge of South Cerney and the the A417 corridor, from which it remains largely disconnected by intervening vegetation and distance. The majority of the site comprises the South Cerney Golf Course and Club, a man-made but green and visually open landscape characterised by grass fairways, scattered trees, and managed vegetation, which contribute to a distinctly designed, parkland character. Surrounding this core area are enclosed grassland and arable fields, woodland belts, and remnant hedgerows, creating a visually diverse but cohesive green mosaic. The western boundary follows the disused railway line, which is marked by a strong linear tree belt and coincides with PRow Bridleway 51, providing a well-vegetated, recognisable edge. A disused canal (Non-Designated Heritage Asset (NDHA)) also runs through part of the site and along the southern boundary. The southern portions of the site, closer to the Cotswold Water Park SSSI lakes, are more vegetated and ecologically diverse, containing a mix of grassland, scrub and water-related features. The northern parts near Northmoor Lane are more open, forming part of the broader lowland landscape that transitions towards the A417 corridor. The Thames and Severn Way (PRow Footpath 1) and PRow Footpath 17 both cross through the site, creating frequent opportunities for public access and appreciation of the landscape. The area has a strongly rural and recreational character, with a well-wooded appearance in places, softened by belts and groups of mature deciduous trees. Despite the golf course's designed elements, the overall impression is green, open, and tranquil, with clear connections to the Cotswold Water Park landscape to the south. The site lies outside Flood Zones 2 and 3. The site falls within National Character Area 108 – Upper Thames Clay Vales, within the Cornbrash Limestone Lowland Landscape Character Type, and more locally within the Driffield Lowlands (LCA 2B) as defined in the Cotswold Water Park Landscape Character Assessment.	
Evaluation:	MEDIUM-HIGH TO HIGH SENSITIVITY
Justification: The site occupies an extensive area of open countryside that serves a crucial role in maintaining the green setting of South Cerney and the visual continuity of the Cotswold Water Park landscape. Its scale, openness and public accessibility make it an integral part of the wider lowland setting, connecting managed recreational land with more natural wetland and woodland habitats to the south.	

While the golf course introduces artificial landform and managed grassland, its vegetation structure, open green character and lack of urbanising features ensure it integrates well with the surrounding landscape. These areas have medium-high sensitivity, primarily due to their scale and visual role in defining the settlement's outer edge.

By contrast, the southern and eastern parts of the site, which lie closer to the Cotswold Water Park SSSI, display greater ecological value, tranquillity and scenic integrity, and are therefore assessed as having high sensitivity. These parts contribute strongly to the identity, biodiversity and experiential qualities of the Water Park landscape.

Across the whole site, the Historic Landscape Type (A1), disused canal and long agricultural time-depth reinforce the underlying rural structure. The presence of multiple PRoWs heightens perceptual sensitivity, as the site is widely experienced by the public for recreation and enjoyment of open countryside.

Accordingly, the site is assessed overall as having medium-high to high landscape sensitivity, reflecting the variations in landscape condition and natural character, but consistently recognising the area's strategic visual, ecological and perceptual importance to the South Cerney and Water Park setting.

Landscape Context:

National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Cornbrash Limestone Lowland
Landscape Character Area:	2B – Driffield Lowlands
Historic Landscape Character:	A1 – Former unenclosed cultivation – now enclosed (Irregular enclosure reflecting former unenclosed cultivation patterns)

Constraints/Designations:

Landscape: None identified.

Historic: No designated heritage assets within or adjoining the site. Though the disused canal (NDHA) runs through the site and along the southern boundary.

Biodiversity: Higher ecological value in southern and eastern parts due to proximity to Cotswold Water Park SSSI. Various habitats such as wooded and wetland features throughout provide strong ecological connectivity,

Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; traversed by Thames and Severn Way (Footpath 1), Footpath 17, and Bridleway 51 along disused railway line

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 33 – Stow-on-the-Wold



COTSWOLD
District Council

Settlement character

- 1.1 Stow-on-the-Wold is a historic, wool town located on the summit of the highest ground crossed by the A429 Fosse Way. Historically, it is at an important junction of several roads which now include the A436 and A424.
- 1.2 Settlement has occurred on this strategic site since prehistoric times with the shape of the oval bronze age/iron age camp still visible. The origin of the present town was in the medieval period when it was established as a planned town by Evesham Abbey as part of their Maugersbury Manor Estate. The town was built on the western edge of the camp including the area between it and the Fosse Way. The main road was diverted into the great rectangular market square enclosed by church, inns and shops which now forms the core of the town. The tower of St Edwards Church is a dominant landmark. The old settlement of Maugersbury is now dwarfed by the town and lies separated from Stow by a couple of small fields. The quality and value of the Cotswold stone built form is reflected in its Conservation Area status which includes the medieval town, part of Fosse Way, Maugersbury and the triangle of fields/manor parkland separating the two settlements.
- 1.3 The town is constrained by topography with steep valleys to the north of the centre and has thus grown on the flatter land on the gently sloping ridge top, particularly to the east and south. Smaller scale housing development has also taken place along Fosse Way particularly to the north in a triangle between the A424 and the Fosse. These established houses have large gardens with established tree cover. A supermarket lies to the east of the road extending the built form of the town on the more exposed side of the ridge to the north. Other commercial premises on the road include a roadside restaurant and petrol station which degrade the visual quality of the approach to the town.
- 1.4 Scattered houses follow the B4068 to Lower Swell set amongst paddocks and large gardens with mature tree boundaries.
- 1.5 The position of the town on the ridge top means that it is exposed to long views from all sides, but particularly from the east and west and to a lesser extent from the south. The visibility is illustrated by the relatively small development on the B4077 on the north west edge of town which can be clearly seen from beyond Upper Swell, over a mile away. The blocks of the housing estates make a large visual impact and do not respond to the historic pattern or grain of the town.

Landscape Character

- 1.6 Stow-on-the-Wold lies in the Cotswolds National Character Area 107. The settlement itself is within the High Wold landscape type and Cotswolds High Wold Plateau LCA. The boundary follows the edge of the built form. However, it is surrounded on almost all sides by the Farmed Slopes landscape type and the Vale of Moreton Farmed Slopes LCA.
- 1.7 The town lies on the edge of the high wold landscape overlooking the valleys of the River Dikler to the west and the Evenlode, at a distance, to the east. The High Wold comprises large scale open plateau tops characterised by arable land and large blocks of woodland interspersed with valleys of lush, intimate pastoral landscapes and small villages.
- 1.8 The latter description is true of the Dikler valley to the east with its charming settlements of Lower and Upper Swell. Views of the houses on the ridge top on the west side of Stow are possible from here. However, Stow itself is at the southern extent of an undulating, relatively narrow ridge of oolitic limestone at about 235mAOD, 90m above the adjacent valley bottom. The landscape is of arable agriculture with stone walls and hedges on the gentler slopes and permanent pasture on the steep incised valley sides. The agricultural land classification is Grade 3. On the ridge and slopes trees [including beech and lime] are often in belts alongside roads and as field boundaries. They are also present as riparian vegetation on the small streams and as hedgerow trees. The southern approach up the steep Stow Hill is particularly enclosed by tree belts and woodland to the west.

Relationship of settlement with the surrounding landscape

- 1.9 The settlement has the following key relationships with the surrounding landscape:

Positive:

- St Edward's Church provides the main focal point and landmark of the town and there are positive views towards it from the east and west.
- The built up perimeter of the Iron Age camp on the northern side of the town provides a positive relationship with the steep valley side.
- The green wedge separating the town from Maugersbury allows a relationship between the older settlement core with the landscape.

Negative:

- The housing estates on the east, and to a lesser extent south side, of town intrude into the landscape and are visible in approaches from the east. The houses tend to be standard house types, and the overall image is of a homogenous, monotonous suburban edge which does not complement the landscape or town.
- The linear development on Fosse Way tends to reduce the quality of the town approaches and some buildings can be seen from the lower ground on either side of the ridge.

Landscape sensitivity considerations

- 1.10 The landscape is distinctive and reflects many of the essential qualities and character of the National Landscape.
- 1.11 The ridge top location allows long views from all directions limiting the potential for discreet development. Some sites have mature tree screening close into the town, but these are very limited. Even these areas would have some visibility particularly in winter. Development would have the most impact where it is located on steeper slopes.

Constraints to be taken into account

- 1.12 The constraints are shown on Figure ST2 and are summarised below:
- National Landscape covering all of town and surrounding landscape
 - Conservation Area
 - Listed buildings and their settings
 - Iron Age Camp SAM
 - Monarch's Way, Gloucestershire Way and Macmillan Way.

Areas where development is not suitable

- 1.13 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:
- Between Stow and Mangersbury because of the setting of the Conservation Area and to keep the settlements' separate identities.
 - East of the town on the exposed ridge top and slopes because of the area's high visibility.
 - In the steep valley sides to the north of the main part of the town because of their high visibility and role as setting to the old town.

- On exposed parts of the ridge which are without tree screening because of the areas high visibility.
- Northwards along the ridge because this extends the apparent size of the town most to open views from the east.

Suggested environmental improvements

1.14 The following environmental improvements are suggested:

- Tree screening to the housing estates to the east and south of the town.
- Planting on the playing field to the east would be desirable.

Figure A1: Context and Landscape Character Types and Areas

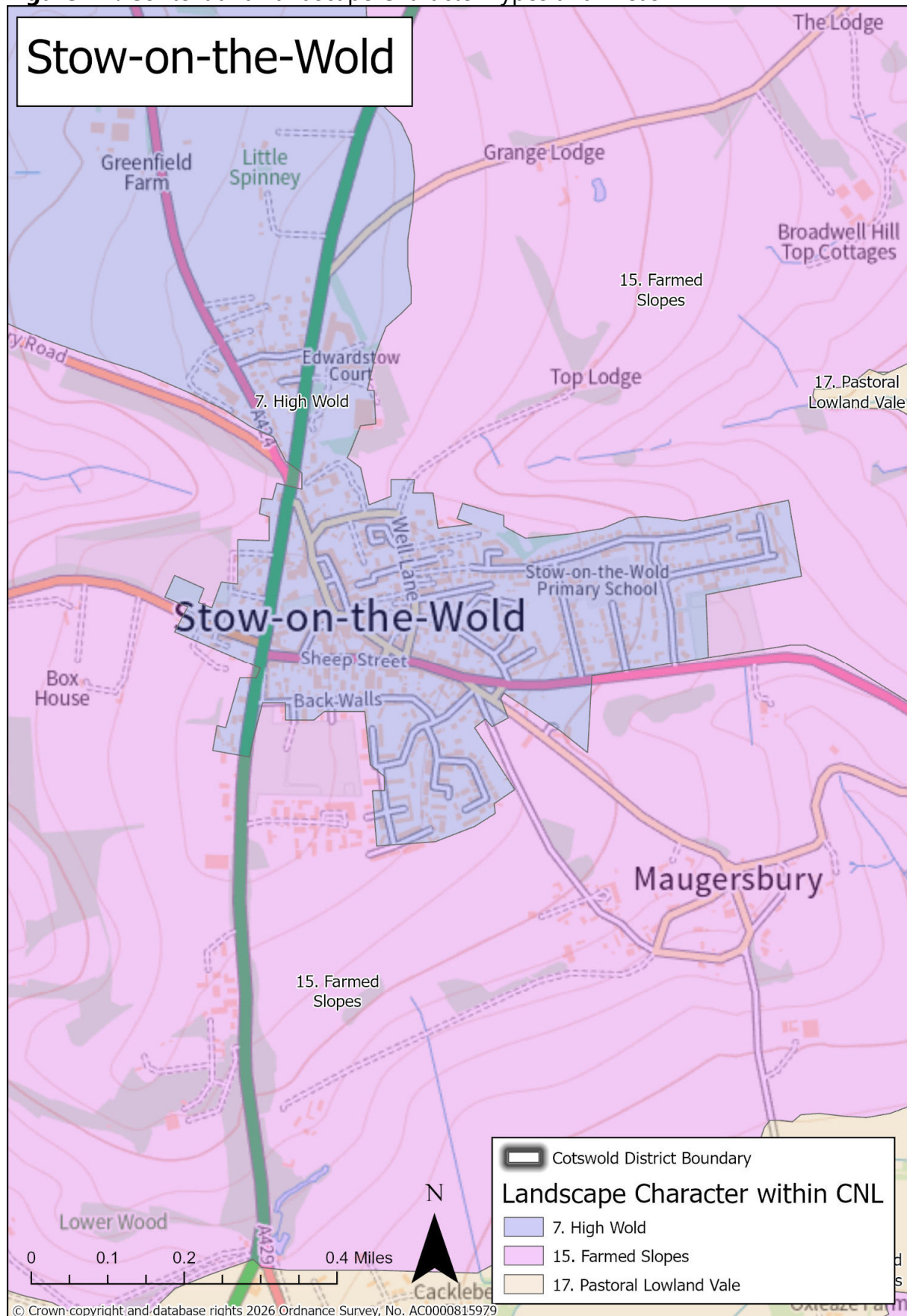
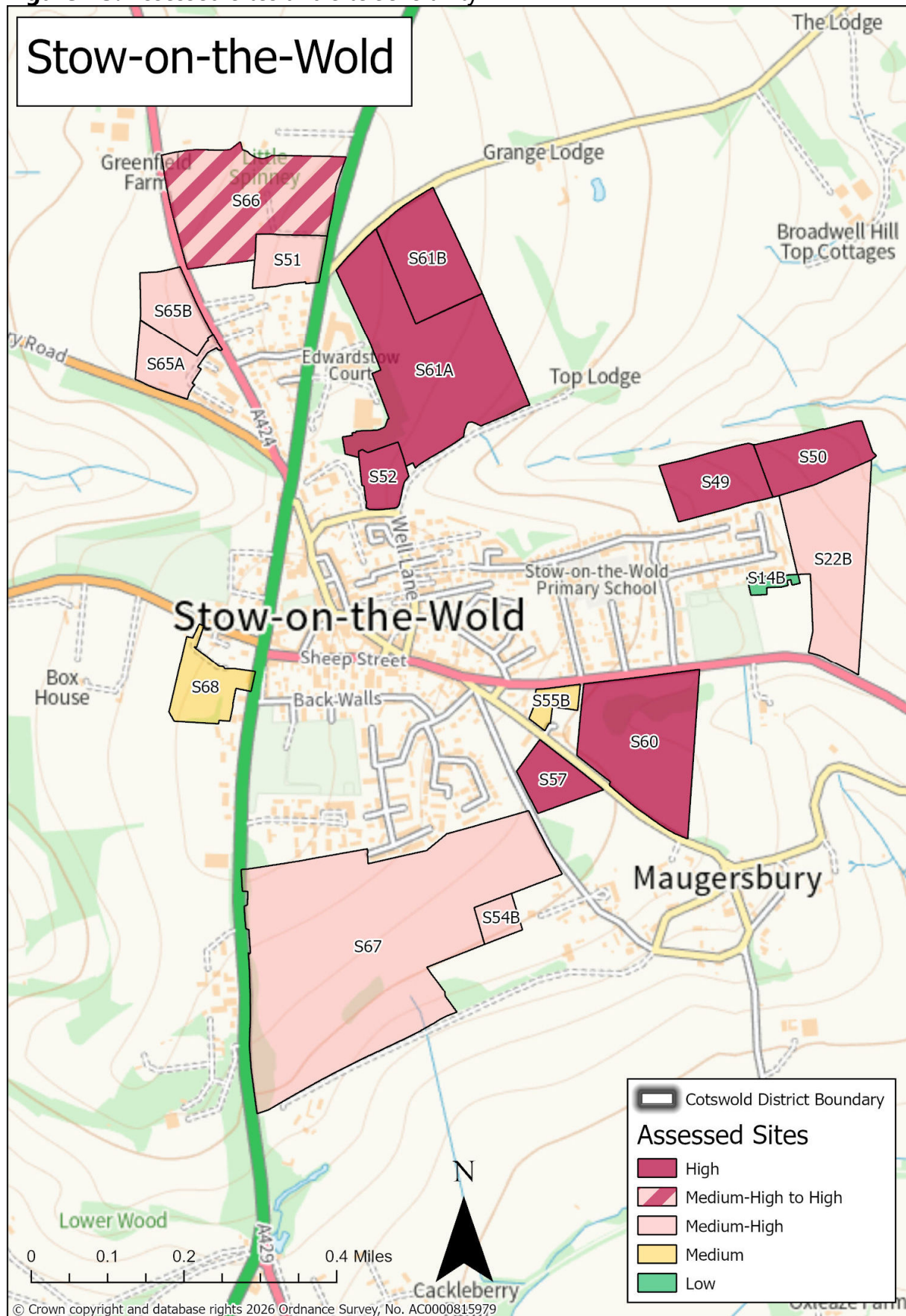


Figure A2: Development Sites, Constraints and Designations



Figure A3: Assessed Sites and Site Sensitivity



Stage 1 Assessments

The following table shows the Stage 1 Assessments of the sites within the Parish boundaries. Sites discounted at stage 1 do not have individual assessments.

Criteria Category	Indicator	S14B	S22B	S49	S50	S51	S52	S55B	S57	S61A/B ¹	S60	S65A/B	S66	S67/S54B	S68
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)														
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground														
	Falls within clear views from public vantage points (roads, PROWs, hills)														
Scale and Size	Would extend settlement in an uncharacteristic direction or weaken form														
	Introduce a significant area of built form into a rural or visually sensitive landscape.														
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development														
	Risks coalescence or erosion of settlement separation														

Sites to be discounted (D)			D	D		D		D	D	D					
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¹ Site discounted at Stage 1; however, a site assessment proforma had already been prepared and is provided for reference.

Stage 2 Assessments

Site Reference: S14B		Settlement: Stow-on-the-Wold	
Description:			
The site is located on the eastern edge of Stow-on-the-Wold, comprising a small section of a larger arable field situated to the south of Griffin Close. The southern boundary is arbitrary, separating this parcel from the remainder of the larger field, much of which to the south is currently under construction following the grant of planning permission (ref. 23/01513/FUL). To the west lies King George’s Playing Field, which forms part of the local green infrastructure network, and to the north, existing residential development along Griffin Close defines the urban edge. The site’s western boundary is marked by a hedgerow, providing limited enclosure and a degree of separation from the adjoining open space. The site lies outside Flood Zones 2 and 3 and is set within the Farmed Slopes LCT, more locally the Vale of Moreton Farmed Slopes LCA (15B). The Conservation Area is located some distance to the west and is not directly affected. Given its small size and the presence of ongoing development to the south, the site has limited landscape or visual distinction and is well integrated with the expanding residential edge of Stow-on-the-Wold.			
Evaluation:		LOW SENSITIVITY	
Justification: S14B is assessed as having Low sensitivity, reflecting its limited scale, association with the existing settlement edge, and proximity to active development to the south. The site forms part of a larger arable field now partly developed, reducing its contribution to landscape character, openness, and rural setting. Although visible from King George’s Playing Field to the west, the site would be perceived in the context of adjacent housing and construction activity, rather than as part of the wider countryside. It therefore makes only a limited contribution to the special qualities of the Cotswolds National Landscape, given its contained, transitional, and partially urbanised context.			
Landscape Context:			
National Character Area:		NCA 107 – Cotswolds	
Landscape Character Type:		Farmed Slopes LCT	
Landscape Character Area:		LCA 15B Vale of Moreton Farmed Slopes	
Historic Landscape Character:		Modern arable enclosure now strongly influenced by surrounding residential development.	

Constraints/Designations:

Landscape: Cotswolds National Landscape

Historic: Outside and visually separated from the Stow-on-the-Wold Conservation Area.

Biodiversity: Boundary hedgerow provides habitat value..

Other (floodplain, PRowS): Not within Flood Zones 2 or 3. No PRowS within or adjacent to the site.

Site Reference: S22B		Settlement: Stow-on-the-Wold	
Description: The site consists of two large regular arable fields falling from the Wold ridge top to the south down to the north east, on the Vale of Moreton Farmed Slopes. It lies on the eastern edge of the settlement adjacent to 20c estate housing on Griffin Close which overlooks the site as well as newly constructed residential development off the A436. It has an outgrown hedge with trees along its northern boundary and a copse to the north east bordering the adjacent field. A mixed tree and hedge boundary to the east partly screens lower farmland. The southern boundary is to the A436 which is the main eastern approach to the settlement. This has mature trees along part of it which filter views into the site. There is no boundary to S14 to the west. Wide, long distance views are possible to the east and north east especially from the upper parts of the site. Noise from traffic using the A436 significantly reduces tranquillity to the south. Notable landscape features include the parcel's location within the nationally valued Cotswolds National Landscape. Additional features include mature boundary vegetation, arable field pattern, neighbouring residential built form, settlement edge and recreation ground, the A436 and sloping topography. Historic mapping highlights that development has encroached upon the historic field pattern of the area as development from Stow to the west moves east.			
Evaluation:		MEDIUM-HIGH SENSITIVITY	
Justification: The site is located on the exposed slopes running down from the wold ridge top, its high visibility in the wider landscape to the east and north east and visibility to the A436 approaches. Development here would depart from the pattern of development in the settlement which keeps substantially to the wold plateau/ridgetop. It is overlooked by housing on Griffin Close and the new development to the south of this. If development were permitted it would need to be designed as a very high quality introduction to the settlement, retaining the existing southern boundary trees, and create a varied non-linear edge softened with trees to the southern part of the eastern boundary in particular.			
Landscape Context:			
National Character Area:		NCA 107: Cotswolds	
Landscape Character Type:		LCT 15: Farmed Slopes	
Landscape Character Area:		15B: Vale of Moreton Farmed Slopes	
Historic Landscape Character:		-	
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Not within a Conservation Area or within the setting of a listed building Biodiversity: None Other (floodplain, PRoWS): None			

Site Reference: S51		Settlement: Stow-on-the-Wold	
Description:			
The site lies to the north of Stow-on-the-Wold, occupying an elevated position on the hilltop plateau that defines the town’s wider landscape setting. It forms part of the rural northern approach and is visible in long-distance views from surrounding roads and the open countryside. The site comprises individual pastoral fields bound by stone walls, hedgerows, and occasional trees, consistent with the traditional Cotswold field structure. The site is not crossed by any PRoW, though it is clearly visible from both the A429 (Fosse Way) and the A424, which frame the approach into Stow. The Conservation Area lies to the south and is separated from the site by intervening development. The land does not fall within Flood Zones 2 or 3. The site lies within the High Wold Landscape Character Type (LCT) and more locally the Cotswolds High Wold Plateau Landscape Character Area (LCA 7C). This landscape is characterised by expansive elevated farmland, stone walls, and wide-open views, forming part of the exposed upper Cotswold plateau that defines much of the town’s setting. The site also lies within the Cotswolds National Landscape, where sweeping upland views contribute to the special qualities of scenic beauty and historic rural character.			
Evaluation:		MEDIUM-HIGH SENSITIVITY	
Justification: S51 is assessed as Medium-High sensitivity due to its elevated position, rural approach setting, and role in defining the northern edge of Stow-on-the-Wold. The site exhibits the characteristic features of the High Wold Plateau, including open fields, stone walls, and far-reaching views that are strongly representative of the Cotswold landscape. Development would extend the town northwards into open countryside and alter the exposed rural character of the plateau. While there are no nearby heritage assets or PRoWs, the site’s visibility from the A429 and A424 and its contribution to the distinctive skyline and landscape setting of Stow elevate its overall sensitivity. Within the Cotswolds National Landscape, the site contributes to special qualities of scenic importance, settlement containment and the legibility of historic settlement form.			
Landscape Context:			
National Character Area:		NCA 107 – Cotswolds	
Landscape Character Type:		High Wold LCT	
Landscape Character Area:		LCA 7C Cotswolds High Wold Plateau	
Historic Landscape Character:		Large, enclosed fields with stone walls forming part of the elevated rural setting of Stow-on-the-Wold.	

Constraints/Designations:

Landscape: Cotswolds National Landscape

Historic: No Conservation Areas or listed buildings nearby.

Biodiversity: Grassland, hedgerows, and trees provide habitat value.

Other (floodplain, PRowS): Not within Flood Zones 2 or 3 and no PRowS within or adjoining the site.

Site Reference: S55B		Settlement: Stow-on-the-Wold	
Description:			
The site lies between Oddington Road to the north and Maugersbury Park to the south, on the eastern edge of Stow-on-the-Wold. It comprises of two areas of grassland, one with a slightly more domestic character, containing scattered shrubs and trees. Large mature trees form a strong southern boundary along Maugersbury Park, while to the north, the boundary is defined by a stone wall and sections of conifer hedge. The eastern boundary also contains mature trees, which enclose the site and provide a filtered transition to open fields beyond.			
The land falls from west to east, towards further agricultural land, with the ground to the north sitting at a slightly higher elevation. The site is influenced by surrounding built form, with residential development to the north, Stow Surgery to the south-east, and other commercial premises nearby.			
Although the site occupies sloping ground, and there are longer-distance views to and from the east and south-east, these are generally experienced in conjunction with existing residential and commercial buildings. The site adjoins the Conservation Area and Enoch’s Tower (Grade II Listed) lies to the north, giving it some historic and townscape sensitivity. PRoW Footpath 10 runs east of the site along the vegetated boundary and Stow Surgery. The site lies outside Flood Zones 2 and 3.			
The site falls within the Farmed Slopes LCT, more locally the Vale of Moreton Farmed Slopes LCA (15B), a landscape typified by gently rolling farmland, stone walls, hedgerows, and settlements occupying elevated ground with extensive outward views.			
Evaluation:		MEDIUM SENSITIVITY	
Justification: S55B is assessed as Medium sensitivity, reflecting its sloping topography, proximity to the Conservation Area, and relationship with Enoch’s Tower, balanced against its partly domestic character and integration with surrounding development. The site is well enclosed by vegetation and adjacent land uses, and any visual change would be perceived in conjunction with existing residential and commercial buildings.			
The site contributes reasonably to the eastern approach to Stow, and its mature trees and stone wall boundaries enhance the local townscape. However, its limited scale, enclosed setting, and association with existing built form reduce overall susceptibility to change.			
Similarly, the site makes a minor contribution to special qualities of Cotswold National Landscape, though this is limited by its transitional urban-fringe context.			
Landscape Context:			
National Character Area:		NCA 107 – Cotswolds	
Landscape Character Type:		Farmed Slopes LCT	

Landscape Character Area:	LCA 15B Vale of Moreton Farmed Slopes
Historic Landscape Character:	Enclosed, gently sloping fields forming part of the eastern townscape and historic approach to Stow-on-the-Wold.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Adjoins the Stow-on-the-Wold Conservation Area and lies within the wider setting of Enoch's Tower (Grade II Listed). Biodiversity: Mature trees and boundary vegetation provide local habitat and green infrastructure value. Other (floodplain, PRowS): Not within Flood Zones 2 or 3. PRow Footpath 10 runs south of the site along the vegetated boundary.	

Site Reference: S60		Settlement: Stow-on-the Wold (White 2014)	
DESCRIPTION: This site lies on the elevated land on which Stow lies at the head of a tributary valley falling from west to east. It consists of the upper part of a large fallow field which is scrubbing up in places. It is also used for the annual Stow Horse Fair. The northern boundary is formed by the busy A436 which has a gappy outgrown hedge and estate housing beyond. The western boundary is formed by a hedgerow with dense mature trees, a public footpath and a rough field beyond running up to the settlement proper. To the south, the site is bounded by a hedge and a quiet lane that links Stow to the tranquil village of Maugersbury. To the south of this there is parkland of pasture and trees within the Stow-on-the-Wold Conservation Area. The eastern boundary runs across the field with no defining features. To the north it corresponds with the edge of the housing estate on the opposite side of the A436 and to the south it ends opposite a dwelling in Maugersbury. There are wide views to the east towards lower land and intervisibility with it. There are also views from the A436 close to the site, as well as from the lane to the south. The site is more tranquil closer to Maugersbury, away from the traffic on the A436. The site lies in the Cotswolds National Landscape.			
LANDSCAPE SENSITIVITY:			
Evaluation:		HIGH SENSITIVITY	
Justification: This site is susceptible to development by reason of its location as an important open rural space and pasture between Stow and Maugersbury on the eastern approaches to the town and its openness to view to the east, without any boundary here or screening. Any development would erode the gap between the two distinctive settlements, and full development would join the settlements. This is highly inappropriate. The site's value is demonstrated by its location within the National Landscape and its significant contribution to the setting of the Conservation Area and approach to the settlement. Development here would extend the settlement out into open countryside and would be highly visible.			
LANDSCAPE CONTEXT			
National Character Area:		NCA 107: Cotswolds	
Landscape Character Type:		15. Farmed Slopes	
Landscape Character Area:		Vale of Bourton Farmed Slopes	
Historic Landscape Character:		Less irregular enclosure partly reflecting former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS			
Landscape:		Cotswolds National Landscape	
Historic:		Stow-on-the-Wold Conservation Area lies on the southern boundary. The former Grade II listed Board school lies across the A436 to the north.	
Biodiversity:		none	
Other (floodplain, PROWs):		none	

Site Reference: S61A / S61B²		Settlement: Stow-on-the-Wold
Description: The combined site comprises a large area of regular arable fields located on the north-eastern edge of Stow-on-the-Wold. The field parcels are divided by mature hedgerows with scattered hedgerow trees, forming a well-defined agricultural pattern. The land falls gently south and south-east, offering extensive views across the rolling Cotswold landscape. The southern and northern boundaries are well vegetated, with only filtered visibility at existing farm access points. To the south, the Monarch's Way long-distance PRow runs beyond the boundary, connecting Stow-on-the-Wold with the wider countryside to the east. The western boundary is formed by a substantial mixed mature woodland belt, which provides strong containment and screens the supermarket and residential home located to the west. To the south of the site, St Edward's (Stow) Well (Grade II Listed) is positioned close to the boundary and contributes to the area's historic interest. The landscape character of the site reflects the gently undulating slopes typical of the Farmed Slopes LCT, more locally the Vale of Moreton Farmed Slopes LCA (15B). The area represents the transition between the elevated settlement and the open countryside beyond, which contribute to special qualities of the Cotswold National Landscape.		
Evaluation:		HIGH SENSITIVITY
Justification: S61A and S61B are assessed as High sensitivity, reflecting their scale, sloping topography, and position beyond the established settlement boundary. The site forms part of the rural north-eastern slopes of Stow-on-the-Wold, contributing to the open countryside setting that surrounds the town, which supports the Cotswold National Landscape special qualities. Although the site is well contained to the west by mature woodland, its southern and eastern edges remain exposed to the wider rural landscape, and development would extend built form into open countryside, creating a more dispersed settlement pattern. The historic association with St Edward's (Stow) Well (Grade II Listed) and the traditional field structure further elevate its sensitivity.		
Landscape Context:		
National Character Area:		NCA 107 – Cotswolds
Landscape Character Type:		Farmed Slopes LCT
Landscape Character Area:		LCA 15B Vale of Moreton Farmed Slopes

² Site discounted at Stage 1; however, a site assessment proforma had already been prepared and is provided for reference.

Historic Landscape Character:	Large, regular arable fields with mature hedgerows forming part of the open rural setting to the north-east of Stow-on-the-Wold.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Within the setting of St Edward's (Stow) Well (Grade II Listed) on the southern boundary. Biodiversity: Mature hedgerows, trees, and woodland provide strong habitat connectivity and landscape structure. Other (floodplain, PRowS): Not within Flood Zones 2 or 3. Monarch's Way PRow runs beyond the southern boundary offering filtered views	

Site Reference: S65A / S65B		Settlement: Stow-on-the-Wold
Description: The combined sites are located to the north-west of Stow-on-the-Wold, lying between Tewkesbury Road to the south and the A424 to the north-east. Tewkesbury Road also forms part of the Gloucestershire Long Distance PRoW, which provides views across the surrounding landscape. To the south-east, the site adjoins existing residential development at Newlands Court, with the access road serving this development also forming part of the site. The south-west and north-east boundaries are enclosed by stone walls, mature trees (many subjects to Tree Preservation Orders), and shrub planting, while part of the northern boundary remains open, allowing views over the surrounding countryside. The land slopes gently westwards, offering long-distance views across the Cotswold landscape. The site lies beyond the settlement boundary and forms part of the western hillside that contributes to the town's elevated edge setting. The land is in agricultural use and falls within the High Wold LCT, more locally the Cotswolds High Wold Plateau LCA (7C), characterised by open, elevated farmland, dry stone walls, and wide panoramic views that illustrate the special qualities of the Cotswold National Landscape. The site lies beyond the Conservation Area, and there are no listed buildings nearby.		
Evaluation:		MEDIUM-HIGH SENSITIVITY
Justification: S65A and S65B are assessed as Medium-High sensitivity, reflecting their elevated position, open westerly views, and role in defining the north-western edge of Stow-on-the-Wold. The sites form part of a visually prominent approach, contributing to special qualities of scenic beauty, settlement containment, and the historic character of the High Wold plateau. While well defined by mature boundaries to the south-west and north-east, the open northern edge allows expansive views over the countryside, making the site visually sensitive. Development would extend the settlement onto open slopes beyond the established boundary, reducing the clear separation between town and countryside. The mature trees (including several with TPOs) and dry-stone walls contribute to landscape structure and local distinctiveness, though these features also constrain capacity for change.		
Landscape Context:		
National Character Area:		NCA 107 – Cotswolds

Landscape Character Type:	High Wold LCT
Landscape Character Area:	LCA 7C Cotswolds High Wold Plateau
Historic Landscape Character:	Arable fields with mature hedgerows forming part of the open rural setting to the north-east of Stow-on-the-Wold.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Beyond the Stow-on-the-Wold Conservation Area; no listed buildings nearby. Biodiversity: Mature trees and boundary vegetation provide valuable habitat and contribute to the landscape structure. Other (floodplain, PRowS): Not within Flood Zones 2 or 3. Tewkesbury Road forms part of the Gloucestershire Long Distance PRow.	

Site Reference: S66		Settlement: Stow-on-the-Wold	
Description:			
The site lies to the north of Stow-on-the-Wold, comprising a large area of regular pastoral fields enclosed by hedgerows, dry stone walls, and scattered trees. The landform falls from east to west, with Pipers Hill situated towards the centre of the site. The fields are regular and expansive, giving the area a distinctly open and rural character. To the north, the landscape becomes more dispersed, containing isolated dwellings and farmsteads, while to the south, intervening vegetation and landform provide a clear visual and physical separation from the settlement edge. The site therefore lies beyond and distinct from the built form of Stow-on-the-Wold, forming part of the wider open slopes and plateau landscape that contribute to the town's rural setting. The land's westerly fall allows long-distance panoramic views across the Cotswold countryside. There are no PRowS within or adjoining the site, although it is visible from surrounding minor roads and local vantage points. The site is not within Flood Zones 2 or 3. The site lies within the High Wold Landscape Character Type (LCT), more locally the Cotswolds High Wold Plateau (LCA 7C), characterised by open, elevated farmland, dry stone walls, and wide horizons that define the classic Cotswold hilltop landscape.			
Evaluation:		MEDIUM-HIGH / HIGH SENSITIVITY	
Justification:			
S66 is assessed as Medium-High sensitivity to the south and High Sensitivity to the north. This is due to its elevated and open character, traditional field pattern, and clear physical and visual separation from the existing settlement. The site occupies part of the High Wold Plateau and contributes strongly to the rural, expansive setting that defines Stow-on-the-Wold's northern approach. The pastoral fields, stone walls, and hedgerow network create a coherent and intact landscape pattern. Although the Pipers Hill property lies within the site, the surrounding land remains predominantly undeveloped and agricultural, maintaining the open rural character. Development here would extend built form into exposed countryside and weaken the town's contained hilltop form.			
Landscape Context:			
National Character Area:		NCA 107 – Cotswolds	
Landscape Character Type:		High Wold LCT	
Landscape Character Area:		LCA 7C Cotswolds High Wold Plateau	
Historic Landscape Character:		Large pastoral fields with stone walls and hedgerows forming part of the open elevated agricultural landscape north of Stow-on-the-Wold	

Constraints/Designations:

Landscape: Cotswolds National Landscape

Historic: Beyond the Stow-on-the-Wold Conservation Area. No listed buildings nearby.

Biodiversity: Mature trees and boundary vegetation provide valuable habitat and contribute to the landscape structure.

Other (floodplain, PRowS): Not within Flood Zones 2 or 3. No PRowS within or adjoining the site.

Site Reference: S67/S54B		Settlement: Stow-on-the-Wold
Description:		
The site lies between Stow-on-the-Wold and Maugersbury, to the east of the Fosseyway (A429), forming part of the open countryside that separates the two settlements. It is made up of large-scale arable fields defined by dry stone walls, hedgerows, and scattered trees, with woodland blocks located on and near the southern boundary, several of which are protected by Tree Preservation Orders (TPOs). The landform falls north to south, following the valley slope between Stow and Maugersbury. The area's open, gently sloping fields allow clear intervisibility between the two settlements, giving this landscape an important role in maintaining their separation. The Stow-on-the-Wold with Maugersbury Conservation Area lies immediately to the east, encompassing Maugersbury village and its historic setting. To the north, the site is overlooked by residential areas on the edge of Stow, with open views across the valley. The Macmillan Way long-distance PRow runs to the south of the site, providing public views. The site falls within the Farmed Slopes Landscape Character Type (LCT), more locally the Vale of Moreton Farmed Slopes Landscape Character Area (LCA 15B), typified by gently rolling farmland enclosed by hedgerows, stone walls, and small woodland copses.		
Evaluation:		MEDIUM-HIGH SENSITIVITY
Justification: S67 / S54B is assessed as Medium-High sensitivity, reflecting its location between Stow-on-the-Wold and Maugersbury and the importance of this open landscape in maintaining settlement separation. The site occupies the valley slope between the two settlements, with large-scale arable fields, dry stone walls, and woodland blocks that together form part of the traditional Vale of Moreton Farmed Slopes landscape. While vegetation along the southern boundary and woodland blocks provide some localised containment, the open landform and long views from the north ensure the site remains visually sensitive. The adjacent Conservation Area to the east also elevates heritage sensitivity.		
Landscape Context:		
National Character Area:	NCA 107 – Cotswolds	
Landscape Character Type:	Farmed Slopes LCT	
Landscape Character Area:	LCA 15B Vale of Moreton Farmed Slopes	
Historic Landscape Character:	Large arable fields forming part of the valley slopes that separate Stow-on-the-Wold and Maugersbury, contributing to their distinct historic setting.	

Constraints/Designations:

Landscape: Cotswolds National Landscape

Historic: Adjacent to the Stow-on-the-Wold with Mangersbury Conservation Area.

Biodiversity: Woodland and tree cover on the southern boundary (TPOs) provide ecological and landscape structure.

Other (floodplain, PRowS): Not within Flood Zones 2 or 3. The Macmillan Way PRow runs to the south.

Site Reference: S68	Settlement: Stow-on-the-Wold
Description: Site S68 is located on the western edge of Stow-on-the-Wold to the south of the B4068 and to the east of Roman Road. The site comprises agricultural land beyond the existing settlement with existing dwellings and a fuel station on Roman Road beyond the eastern boundary. The site lies within a gently undulating landscape characterised by medium to large-scale agricultural fields bounded by hedgerows, with occasional hedgerow trees and small woodland blocks. The landform allows a degree of intervisibility with the surrounding landscape, although existing vegetation provides some local enclosure. The site reflects the simple agricultural character that defines this part of the landscape and contributes to the distinction between the settlement edge and the wider countryside. The site adjoins the Stow-on-the-Wold with Maugersbury Conservation Area along its eastern boundary and therefore contributes to the rural setting of the historic settlement. There are no PROWs within the immediate vicinity of the site. The site lies within the Cotswolds National Landscape, within National Character Area 107 – Cotswolds. It is located within the Vale of Moreton Farmed Slopes Landscape Character Area, where the landscape is characterised by gently undulating agricultural land, strong hedgerow structure and a clear relationship between settlements and the surrounding countryside. Historically, the site lies within Historic Landscape Character Type A4 – Former unenclosed cultivation now enclosed, characterised by less regular organised enclosure partly reflecting former unenclosed cultivation patterns.	
Evaluation:	MEDIUM SENSITIVITY
Justification: The site forms part of the agricultural landscape on the edge of Stow-on-the-Wold and contributes to the rural setting of the settlement within the Cotswolds National Landscape. Although influenced by adjoining development, it retains a predominantly agricultural character and provides a transition between the urban edge and the wider countryside. The site reflects the key characteristics of the Vale of Moreton Farmed Slopes, including its coherent agricultural field pattern, hedgerow boundaries and relatively simple rural character. Whilst development would introduce built form into currently open countryside and extend the settlement edge, the site is not isolated from the existing urban form and has a clear relationship with the adjoining settlement.	

The site also contributes to the setting of the Stow-on-the-Wold with Maugersbury Conservation Area through its open agricultural character. However, it lies beyond the historic core of the settlement and there are no nearby PRowS that substantially increase recreational or visual sensitivity.

The site contributes to several of the recognised special qualities of the Cotswolds National Landscape, including its open agricultural character, scenic quality and the clear distinction between settlements and the surrounding countryside. Nevertheless, the site's relationship with the existing built form and relatively contained influence on the wider landscape reduce its overall susceptibility to change.

Overall, whilst development would extend the settlement edge and alter the existing rural transition, the site's close association with the existing settlement and relatively contained landscape context result in an overall judgement of Medium landscape sensitivity.

Landscape Context:

National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Farmed Slopes LCT
Landscape Character Area:	LCA 15B Vale of Moreton Farmed Slopes
Historic Landscape Character:	A4 – Former unenclosed cultivation now enclosed

Constraints/Designations:

Landscape: Located within the Cotswolds National Landscape

Historic: Adjacent to the Stow-on-the-Wold with Maugersbury Conservation Area.

Biodiversity: Agricultural field bounded by hedgerows with occasional hedgerow trees

Other (floodplain, PRowS): Not within Flood Zones 2 or 3. No PRowS within the immediate vicinity.

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 34 – Tetbury



COTSWOLD
District Council

Tetbury

Settlement character

- 1.1 Tetbury is the second largest town in the District with a population of around 5,000. It is located on the A433 Cirencester to Bath Road which also accesses the M4, 22.5km to the south.
- 1.2 The town grew in the medieval period based on the wool trade and boasts a magnificent Market House in the centre of town and St Mary's Church, whose spire is a prominent local landmark. The wool trade reached a peak in the 16/17th Centuries but was gone by the late 19th century. There are many spaces of differing character, such as the Market Place, The Chipping, The Green and the recently constructed Cattle Market green. These often have views out over the surrounding landscape and are linked by picturesque streets lined with lengthy frontages of Cotswold stone buildings built over time. The result is a superb built heritage which is designated an extensive Conservation Area with many listed buildings.
- 1.3 A railway spur was built in the late 19th century linking the town with the Swindon-Gloucester line at Kemble, but this was closed in the 1960s. The remains of the station area now form a car park in the valley bottom east of the town.
- 1.4 The town is fairly well defined to the south, east and west by steep sided valleys and watercourses. In places where the older part of the town has over time crept down the valley side, as at Cotton Lane, this has resulted in a distinctive and attractive edge to the town. However, areas where blocks of recent housing estates run down to the watercourse edge as at Linwood Road and Quail Meadows the settlement appears monolithic with limited variety, structure and mitigation.
- 1.5 An area of post-war housing around Berrells Road has encroached on the ridge behind ribbon development south west of the A433 to the south west of the town. This housing provides a false introduction, as it is separated from the main town across the small valley crossed by Bath Bridge to the north.
- 1.6 The bulk of the expansion of the town has generally occurred to the north onto flatter land. Because of this skewed growth the old centre of the town is relatively close to the southern edge and around 1km from the northernmost housing areas. Industrial development has grown predominantly in the north east quadrant of the town close to the A433 London Road, providing a poor introduction to the town from this approach.

Landscape character

- 1.7 Tetbury lies in the Cotswolds National Character Area 107. It is defined as being in the Dipslope Lowland landscape type and the South and Mid Cotswolds Lowland LCA.
- 1.8 The topography appears typical of the character of the area with narrow deeply incised valleys between the broad flat intervening ridges of the Cotswolds dip slope. The valleys have an enclosed, intimate character with woodland on steep slopes and narrow watercourses. This contrasts with the dip landscape of open mixed arable and pastoral farming, well-trimmed hedges, some stone walls, blocks and strips of woodland and sunken lanes.
- 1.9 Locally, the land rises from the River Avon in the south (around 100m AOD) towards the north, reaching 135m AOD on the edge of the town. The watercourse to the east of the town forms the headwaters of the River Avon [see Figure T1]. The valley slopes are very steep in places, particularly to south and east. South of St Mary's Church, they have been utilised to form part of an Iron Age hillfort [a Scheduled Monument – see Figure T2]. The valleys overall form an important natural green edge and boundary to the town and act as a dramatic setting to the church and surrounding buildings. This is appropriately recognised by their inclusion within the Conservation Area. The valley between Charlton Road and Cutwell also forms a delightful approach to the town with views of the church spire.
- 1.10 The farm land abutting the built up area is generally well managed and in good condition. However, around Highfield Farm to the north of the town there is fenced land, walls are in disrepair and cypress trees are used as screen planting. The area north of the Industrial Estate is fallow with outgrown hedges. Together these elements form a degraded approach to the town. This area is surrounded by a mix of arable and improved pasture with a mix of discontinuous hedges, walls, some mature hedgerow trees and some coniferous screening belts. There is some evidence of elms, some affected by Dutch elm disease.

Relationship of the settlement with the surrounding landscape

- 1.11 The settlement has the following key relationships with the surrounding landscape:

Positive:

- The water courses and their narrow valleys form an important setting and boundary to development. They maintain a relationship between the

older parts of the town, including the Conservation Area, with the surrounding landscape. This relationship is exemplary of the essential character of the Cotswolds.

- The spire of St Mary's Church is a distinctive landmark which can be seen from the south, east and west road approaches. These views are important to the perception of the town.

Negative:

- The northern edge of the town is characterised by housing estates and industrial buildings. The housing has clearly developed over time on a block by block basis. Houses on the edge tend to back onto the open fields and are clearly visible over fences and intermittent shrub vegetation and small trees. The houses tend to be standard house types, and the overall image is of a homogenous, monotonous suburban edge which does not complement the landscape.
- The industrial estate edges are unsightly and partly unscreened. These provide a poor edge to the town both to the London Road and Hampton Street approaches.
- The Berrells Road area of housing extends Tetbury southwards. Post war and recent housing provide a poor introduction to the town from the south.

Landscape sensitivity considerations

- 1.12 The landscape is typical of the National Landscape character area and is of high quality surrounding Tetbury although some pockets by the A433 to the north are poorly managed.
- 1.13 The key sensitivity is the relationship between the settlement core, the Conservation Area and the surrounding landscape.
- 1.14 Long views are generally limited by vegetation such as woodland belts on the dip slope although the prevalence of roads and public rights of way mean most new development would be visible from some vantage points at a similar level. Development would have the most impact where it is located on slopes such as upper valley sides.

Constraints to be taken into account

- 1.15 The constraints are shown on Figure T3 and are summarised below:
- National Landscape covering all of town and surrounding landscape
 - Conservation Area

- Iron Age Hill Fort SAM
- Monarch's Way
- Grade 2 agricultural land to the north of the town
- The floodplain of the watercourses

Areas where development is not suitable

1.16 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:

- North west quadrant valley side south west of B4014 towards The Folly because of visibility to south west.
- Valley sides to west of watercourse towards Charlton Court Farm due to contribution to setting of town.
- Valley from Charlton Court Farm through to Cutwell, on the south western edge of the town due to contribution to setting of town.
- Dip slope south of above valley due to contribution to setting of town.
- Fields west of Recreation Ground because development would block views from the recreation ground [which is a major community asset] out to the countryside.
- Valley east of town from the Quarry, Herd Lane towards Little Larkhill Farm due to contribution to setting of town.

Suggested environmental improvements

- 1.17 The following environmental improvements are suggested:
- A433 London Road: tree establishment in hedgerows needs to be encouraged and repairs to walls to improve entrance to town
 - Industrial estates: substantial tree belt screening to reduce views from outside town

Figure A1: Context and Landscape Character Types and Areas

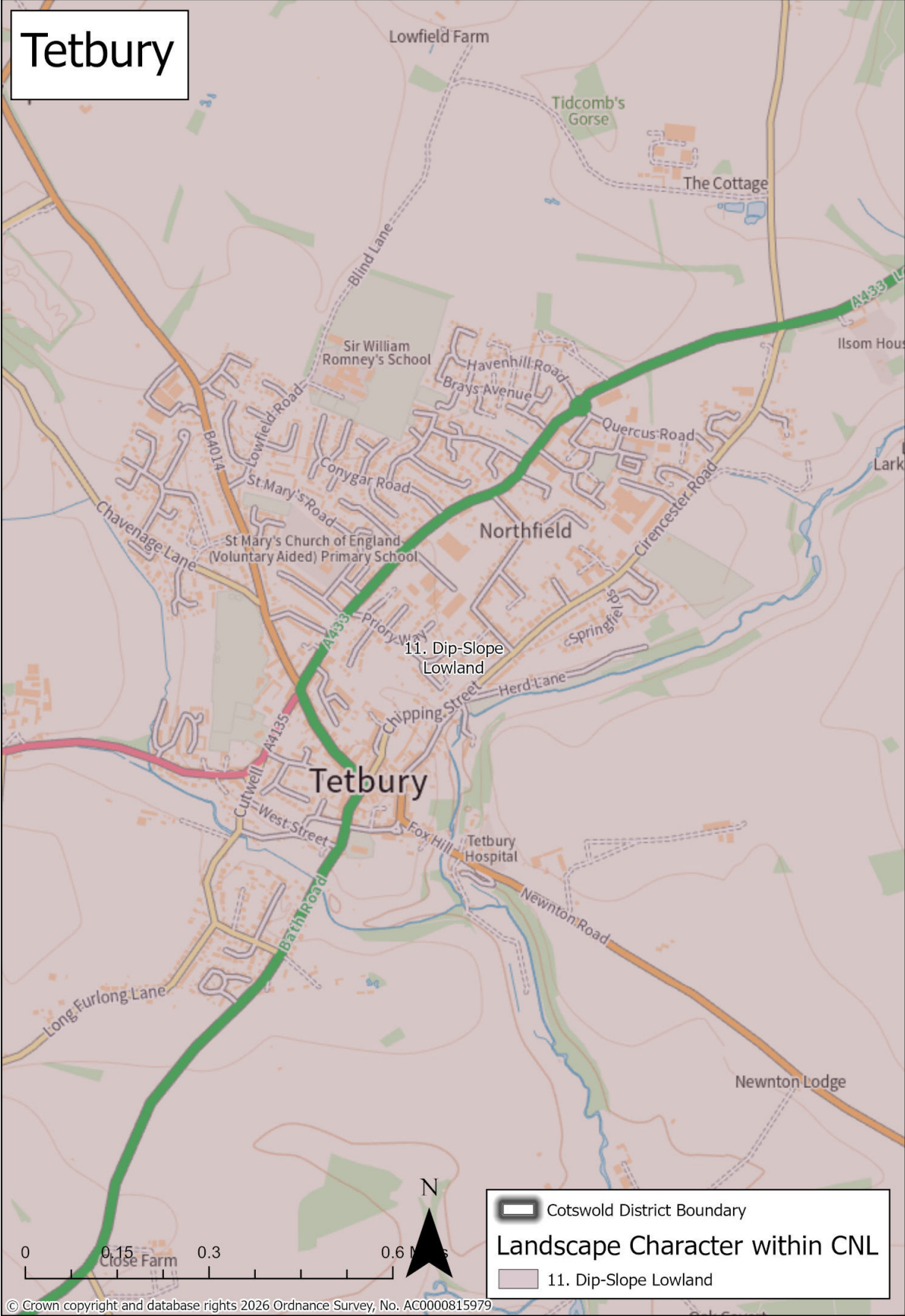


Figure A2: Constraints and Designations

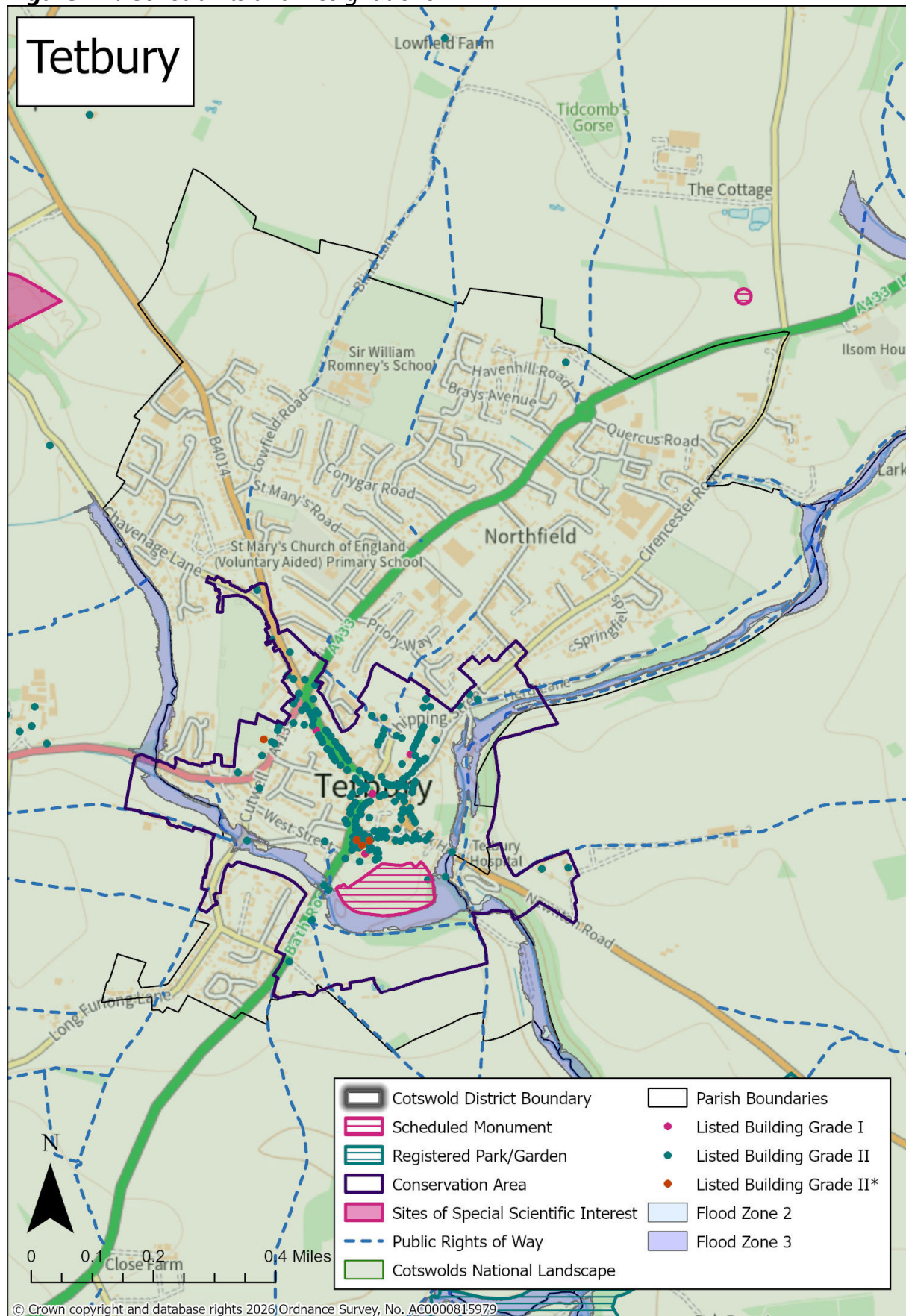
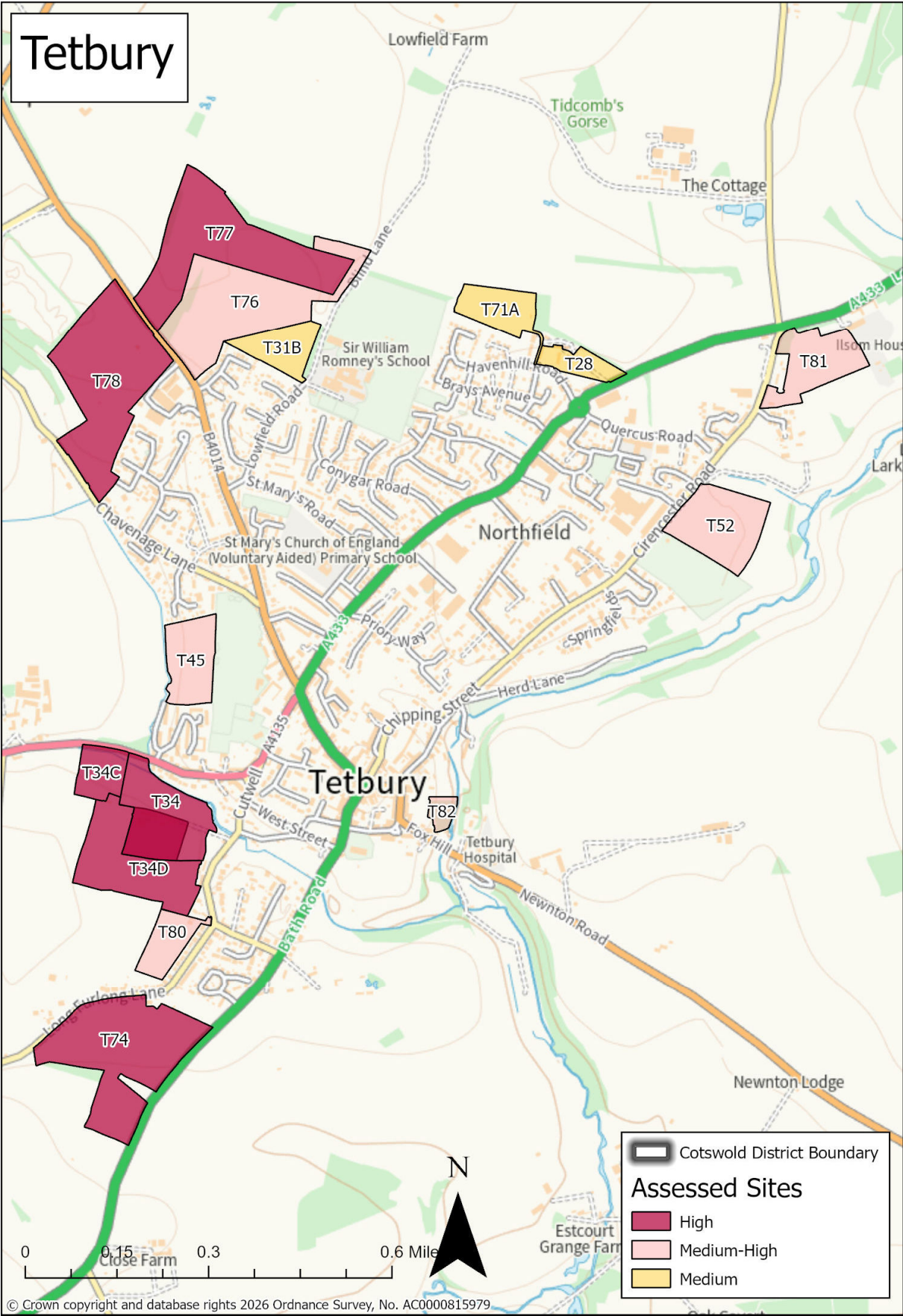


Figure A3: Assessed Sites and Site Sensitivity



Stage 1 Assessments

The following table shows the Stage 1 Assessments of the sites within the Parish boundaries. Sites discounted at stage 1 do not have individual assessments.

Criteria Category	Indicator	T28	T31B	T34 / T34C / T34D	T45	T52	T71A	T74	T76	T77	T78	T80	T81	T82
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)													
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground													
	Falls within clear views from public vantage points (roads, PROWs, hills)													
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form													
	Introduce a significant area of built form into a rural or visually sensitive landscape.													
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development													
	Risks coalescence or erosion of settlement separation													
	Sites to be discounted (D)			D				D		D				

Stage 2 Assessments

Site Reference: T28		Settlement: Tetbury	
Description:			
The site forms part of the northern boundary of Tetbury, located to the north-west of the A433 and visible from adjacent residential development off Havenhill Road. It comprises grassland with mature trees both within the site and along its boundaries, contributing to the green edge of the town. The eastern boundary adjoining the A433 is open, maintaining a sense of rural character along this key approach, while the northern boundary is enclosed by a large mature hedgerow. Within the site lies Highfield Farmstead, including Highfield Farmhouse (Grade II Listed), which lends some historic and townscape sensitivity. The site is also traversed by PRoW Footpath 8, running north–south, where built form and development are already visible in views towards Tetbury. The site lies within the Dip-Slope Lowland Landscape Character Type (LCT), more locally the South and Mid Cotswolds Lowlands Landscape Character Area (LCA 11A). It is also within the Cotswolds National Landscape, forming part of the transitional area between Tetbury’s developed edge and the wider lowland farmland to the north.			
Evaluation:		MEDIUM SENSITIVITY	
Justification: T28 is assessed as Medium sensitivity, reflecting its close association with existing development, limited topographic prominence, and partial urban influence. The site’s grassland character and mature trees contribute to Tetbury’s northern green edge, but its containment by development to the south and east reduces overall susceptibility. Although Highfield Farmhouse (Grade II Listed) introduces a degree of heritage sensitivity, this is localised and read within a context already influenced by modern built form. The open boundary to the A433 provides a rural approach character that warrants careful treatment, but existing visibility of development and filtered views from PRoW Footpath 8 reduce wider visual sensitivity. Within the Cotswolds National Landscape, the site plays a contributory role in maintaining the green transition between Tetbury’s built form and the surrounding lowland farmland.			
Landscape Context:			
National Character Area:		NCA 107 – Cotswolds	
Landscape Character Type:		Dip-Slope Lowland LCT	
Landscape Character Area:		LCA 11A South and Mid Cotswolds Lowlands	

Historic Landscape Character:	Grassland and farmstead forming part of the rural fringe and historic agricultural setting of Tetbury.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Includes Highfield Farmhouse (Grade II Listed) and associated farmstead. Biodiversity: Mature hedgerows and trees provide biodiversity value and connectivity. Other (floodplain, PRowS): Not within Flood Zones 2 or 3. PRow Footpath 8 runs north–south through the site, providing local recreational access.	

Site Reference: T31B Settlement: Tetbury (White 2014)	
Description: 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 eastern 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 National Landscape.	
Evaluation:	MEDIUM SENSITIVITY
Justification: The site 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 along its eastern boundary. The site's value is reflected in its National Landscape designation, and it contributes to the qualities and character of the area. However, it appears discreet with its angled northern boundary ensuring it is not visible from Hampton Street and Upton Grove, and it has limited visibility from the PROW on its eastern boundary. If development is permitted, however, a strong north western boundary should be defined and the vegetation along its eastern boundary should be conserved.	
Landscape Context	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland LCT
Landscape Character Area:	LCA 11A South and Mid Cotswolds Lowlands
Historic Landscape Character:	Existing settlement - present extent
Constraints/Designations	
Landscape: Cotswolds National Landscape	
Historic: none	
Biodiversity: little - potential interest of eastern boundary	
Other (floodplain, PROWs): PROW adjacent to eastern boundary.	

Site Reference: T45		Settlement: Tetbury	
Description:			
The site lies on the western edge of Tetbury, bound to the east by the recreation ground, with residential development to both the north and south. The land slopes westwards towards a small watercourse, with associated riparian vegetation and tree planting forming the western boundary. This western edge also lies within Flood Zone 3, reflecting the functional floodplain of the adjoining valley bottom.			
The recreation ground to the east provides an open foreground to the site, while the western slope remains visually connected with the wider open countryside. Although the site is physically enclosed by development on two sides, it maintains an important visual relationship with the surrounding rural landscape. There are no PRoWs within or adjoining the site, and there are no nearby listed buildings or Conservation Area designations.			
The site lies within the Dip-Slope Lowland Landscape Character Type (LCT) and the South and Mid Cotswolds Lowlands Landscape Character Area (LCA 11A). It also lies within the Cotswolds National Landscape, where the combination of rolling topography, open views, and strong landscape structure are key special qualities.			
Evaluation:		MEDIUM-HIGH SENSITIVITY	
Justification:			
T45 is assessed as Medium-High sensitivity, reflecting its sloping topography, open visual relationship with the western countryside, and role in defining the town’s green edge. The site forms part of the rural setting of Tetbury, where open land, riparian vegetation, and the floodplain create a natural transition between built form and the wider lowland landscape.			
The recreation ground to the east provides an important visual interface between the settlement and the open countryside, with clear westward views that define Tetbury’s sense of openness and containment within the Cotswolds National Landscape. Although the site is physically enclosed by development on two sides, its exposed slope, ecological value, and visual prominence contribute to its overall sensitivity.			
Landscape Context:			
National Character Area:		NCA 107 – Cotswolds	
Landscape Character Type:		Dip-Slope Lowland LCT	
Landscape Character Area:		LCA 11A South and Mid Cotswolds Lowlands	
Historic Landscape Character:		Open sloping grassland and riparian corridor forming part of Tetbury’s rural western setting.	

Constraints/Designations:

Landscape: Cotswolds National Landscape

Historic: No Conservation Area or listed buildings located within the sites setting.

Biodiversity: Riparian vegetation and mature trees along the western boundary provide ecological value.

Other (floodplain, PRowS): Western edge lies within Flood Zone 3. Recreation ground to the east provides filtered public views across the site.

Site Reference: T52		Settlement: Tetbury	
Description:			
The site lies on the eastern edge of Tetbury, beyond Cirencester Road, and is characterised by open pastoral fields dissected by fragmented north–south hedgerows. The landform gently falls to the northeast, with a watercourse located beyond the eastern boundary, accompanied by mature riparian trees and vegetation. The southern boundary is lined by mature trees adjacent to the football ground, while further tree cover lies beyond the northern boundary, where new residential development is currently under construction. Filtered views are available across the site from Cirencester Road, partly screened by a roadside tree belt. To the north, PRoW Footpath 46 follows an access track beyond the boundary, providing views towards the site. The site lies within the Dip-Slope Lowland Landscape Character Type (LCT) and the South and Mid Cotswolds Lowlands Landscape Character Area (LCA 11A). It is also within the Cotswolds National Landscape (AONB), which is characterised by gently rolling farmland, tree belts, and open approaches to historic market towns such as Tetbury.			
Evaluation:		MEDIUM-HIGH SENSITIVITY	
Justification: T52 is assessed as Medium-High sensitivity, reflecting its pastoral landscape character, sloping topography, and role as part of the undeveloped eastern approach to Tetbury. The site lies within the Cotswolds National Landscape, where open farmland, hedgerows, and mature trees define the transition between the town and its rural setting. Although new residential development is present to the north, the site remains visually and perceptually separate, maintaining a strong rural identity and contributing to the sense of openness on approach from Cirencester Road. The mature trees and hedgerows, together with the watercourse and vegetation beyond the eastern boundary, provide structure, ecological connectivity, and visual enclosure at the settlement edge.			
Landscape Context:			
National Character Area:		NCA 107 – Cotswolds	
Landscape Character Type:		Dip-Slope Lowland LCT	
Landscape Character Area:		LCA 11A South and Mid Cotswolds Lowlands	
Historic Landscape Character:		Pastoral fields and hedgerow enclosures forming part of Tetbury’s open eastern approach and rural setting.	

Constraints/Designations:

Landscape: Cotswolds National Landscape

Historic: No Conservation Area or listed buildings located within the sites setting.

Biodiversity: Mature trees, hedgerows, and the watercourse beyond the eastern boundary provide ecological value and habitat connectivity.

Other (floodplain, PRowS): Not within Flood Zones 2 or 3. PRow Footpath 46 runs beyond the northern boundary.

Site Reference: T71A		Settlement: Tetbury									
Description: The 2.09 ha 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. 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.											
Evaluation:		MEDIUM SENSITIVITY									
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.											
Landscape Context: <table><tr><td>National Character Area:</td><td>National Character Area 107: Cotswolds</td></tr><tr><td>Landscape Character Type:</td><td>Landscape Character Type: 11 Dip-Slope Lowland</td></tr><tr><td>Landscape Character Area:</td><td>Landscape Character Area: 11a: South and Mid Cotswolds Lowlands</td></tr><tr><td>Historic Landscape Character:</td><td>-</td></tr></table>				National Character Area:	National Character Area 107: Cotswolds	Landscape Character Type:	Landscape Character Type: 11 Dip-Slope Lowland	Landscape Character Area:	Landscape Character Area: 11a: South and Mid Cotswolds Lowlands	Historic Landscape Character:	-
National Character Area:	National Character Area 107: Cotswolds										
Landscape Character Type:	Landscape Character Type: 11 Dip-Slope Lowland										
Landscape Character Area:	Landscape Character Area: 11a: South and Mid Cotswolds Lowlands										
Historic Landscape Character:	-										
Constraints/Designations: Landscape: within the Cotswolds National Landscape Historic: No historic features within the parcel. Highfield Cottage is listed and is approximately 95m to the south east. Biodiversity: 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.

Other (floodplain, PRow): No PRow present within the parcel. Tetbury Upton Footpath 7 is near the western boundary.

Site Reference: T76	Settlement: Tetbury
Description: The 9.91 ha 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.	
Evaluation:	MEDIUM-HIGH SENSITIVITY
Justification: 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 National Landscape 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 **Medium-High** landscape sensitivity. Opportunities exist to enhance local Green Infrastructure systems, and their implementation would be required within any proposed scheme.

Landscape Context

National Character Area:	National Character Area 107: Cotswolds
Landscape Character Type:	Landscape Character Type: 11 Dip-Slope Lowland
Landscape Character Area:	Landscape Character Area: South and Mid Cotswolds Lowland
Historic Landscape Character:	-

Constraints/Designations:

Landscape: Within the Cotswolds National Landscape

Historic: None

Biodiversity: 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.

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

Site Reference: T78		Settlement: Tetbury	
Description:			
The site lies to the north-west of Tetbury, between Chavenage Lane and the B4041, forming a large area of open fields dissected by hedgerows and mature trees. The land is elevated and prominent, occupying part of a ridgetop where the topography falls steeply to the south-west, creating an exposed and visually sensitive position within the surrounding landscape. To the south-east, the site adjoins existing residential development and commercial units, though the wider setting remains distinctly rural. The southern boundary is open, with views extending across the falling landform towards The Folly (Grade II Listed), which lies beyond the south-western boundary. There are no PRoWs within the site, though the site's size and elevation make it a noticeable feature in both local and longer-distance views. The site lies within the Dip-Slope Lowland Landscape Character Type (LCT) and more locally the South and Mid Cotswolds Lowlands Landscape Character Area (LCA 11A). It also falls within the Cotswolds National Landscape (AONB), where open ridgelines, rural settlement pattern, and the containment of built form within natural landform are key special qualities.			
Evaluation:		HIGH SENSITIVITY	
Justification: T78 is assessed as High sensitivity, reflecting its prominent ridgeline position, large scale, and clear visibility within the surrounding landscape. The site contributes to the northern and western rural setting of Tetbury, where open farmland and hedgerows form a transitional edge between the town and the wider Cotswolds countryside. The land's steep south-western fall creates a visible edge to the settlement, and any extension here would appear incongruous, projecting built form beyond the established compact pattern. The proximity of The Folly (Grade II Listed) further elevates sensitivity, as the open setting contributes to its visual and historic context. Within the Cotswolds National Landscape, the site plays a key role in maintaining the open skyline, rural tranquillity, and settlement containment that define the area's special qualities.			
Landscape Context:			
National Character Area:		NCA 107 – Cotswolds	
Landscape Character Type:		Dip-Slope Lowland LCT	
Landscape Character Area:		LCA 11A South and Mid Cotswolds Lowlands	
Historic Landscape Character:		Open elevated farmland with hedgerow boundaries forming part of Tetbury's rural setting and the wider setting of The Folly.	

Constraints/Designations:

Landscape: Cotswolds National Landscape

Historic: Adjacent to The Folly (Grade II Listed) to the south-west.

Biodiversity: Hedgerows and mature trees provide important habitats and contribute to the wider green infrastructure network.

Other (floodplain, PRowS): No PRowS within or adjoining the site. Not within Flood Zones 2 or 3.

Site Reference: T80		Settlement: Tetbury	
Description:			
The site lies to the west of Longfurlong Lane, located behind existing residential properties, and comprises a series of pastoral and equestrian paddocks. The land is relatively flat, with a western boundary defined by a mature hedgerow containing trees, and a northern boundary formed by a low stone wall. Beyond this wall are open views northwards across the pastoral landscape, framed by over-mature trees along the boundary. The eastern boundary adjoins the rear gardens of existing dwellings, creating a semi-enclosed edge to the settlement, while the northern setting remains open and rural. The site is crossed north–south by PRow Footpath 18, with Footpath 17 running immediately beyond the northern boundary, both providing visual and recreational access. The Tetbury Conservation Area lies beyond the northern boundary but at sufficient distance to limit potential effects. The site is not within Flood Zones 2 or 3. The site lies within the Dip-Slope Lowland Landscape Character Type (LCT) and the South and Mid Cotswolds Lowlands Landscape Character Area (LCA 11A). It also falls within the Cotswolds National Landscape (AONB), where open lowland pastures, tree belts, and well-defined settlement edges contribute to scenic quality and settlement containment.			
Evaluation:		MEDIUM-HIGH SENSITIVITY	
Justification: T80 is assessed as Medium-High sensitivity, reflecting its pastoral landscape character, public accessibility, and role in maintaining the rural northern edge of Tetbury. The site forms part of the transition between built form and open countryside and contributes to the town’s rural setting within the Cotswolds National Landscape. Although enclosed by residential properties to the east and south, the northern boundary remains open, allowing long views across the adjoining pastoral landscape, which are valued from both PRow Footpaths 17 and 18. Mature hedgerows, trees, and grassland provide ecological continuity and visual containment, reinforcing the settlement edge.			
Landscape Context:			
National Character Area:		NCA 107 – Cotswolds	
Landscape Character Type:		Dip-Slope Lowland LCT	
Landscape Character Area:		LCA 11A South and Mid Cotswolds Lowlands	
Historic Landscape Character:		Pastoral paddocks and field enclosures forming part of Tetbury’s rural setting.	

Constraints/Designations:

Landscape: Cotswolds National Landscape

Historic: Tetbury Conservation Area lies beyond the northern boundary; no listed buildings within proximity.

Biodiversity: Mature hedgerows and trees provide habitat connectivity and ecological value.

Other (floodplain, PRowS): PRow Footpath 18 crosses the site north–south. Footpath 17 runs beyond the northern boundary. The site is not within Flood Zones 2 or 3.

Site Reference: T81		Settlement: Tetbury	
Description:			
The site is located on the north-eastern edge of Tetbury, positioned south of London Road and east of Cirencester Road, within the Cotswolds National Landscape. It forms part of the settlement fringe and is characterised by a strong vegetated framework. Extensive priority habitat deciduous woodland forms dense tree belts along the northern and western road boundaries, providing strong enclosure and contributing significantly to local landscape character. The southern and eastern boundaries are defined by hedgerows and semi-mature trees, which filter views and reinforce the rural setting. A small portion of the western edge appears to function as domestic garden land associated with an adjacent property. The majority of the site is occupied by Larkhill Vineyard, with associated planting and agricultural production across the fields, giving the site a distinctive managed rural character. Ilsom House lies to the east, while surrounding development on this edge of Tetbury is limited to small, isolated dwellings rather than a continuous built frontage. The landform is gently sloping and allows potential longer-distance views to the south-east, including across the River Avon corridor towards Newton Hill and the surrounding landscape. There are no PRoWs crossing the site and it lies outside Flood Zones 2 and 3. The site is not located within or adjacent to the Tetbury Conservation Area and there are no listed buildings in close proximity. The site lies within the Dip-Slope Lowland Landscape Character Type, more locally the South and Mid Cotswolds Lowlands Landscape Character Area (LCA 11A), which is characterised by gently undulating farmland, woodland belts, and a dispersed settlement pattern within the National Landscape.			
Evaluation:		MEDIUM-HIGH SENSITIVITY	
Justification: T81 is assessed as Medium-High sensitivity, primarily because development would extend Tetbury further northwards into open countryside within the Cotswolds National Landscape, beyond the established settlement form. While there is some existing development on this edge, it is primarily limited to isolated dwellings and does not establish a strong or continuous settlement frontage. The site’s woodland structure, vineyard land use, and rural character contribute positively to the landscape qualities of the National Landscape and to the perception of a clear transition between town and countryside. Development would dilute this transition. On balance, these factors justify a Medium-High landscape sensitivity judgement.			
Landscape Context:			
National Character Area:		NCA 107 – Cotswolds	
Landscape Character Type:		Dip-Slope Lowland	
Landscape Character Area:		LCA 11A South and Mid Cotswolds Lowlands	

Historic Landscape Character:	A2 Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: No Conservation Area or listed buildings in close proximity Biodiversity: Boundary hedgerows and trees provide structure and ecological connectivity. Priority habitat deciduous woodland along northern and western boundaries Other (floodplain, PRoWS): No PRoWs within or adjoining the site. Outside Flood Zones 2 and 3	

Site Reference: T82		Settlement: Tetbury	
Description:			
The site is of moderate scale and is located on the south-eastern edge of Tetbury, positioned north of Fox Hill and immediately north of Tumblers Cottage and Fox’s Walk. It lies within the Cotswolds National Landscape and forms part of a vegetated settlement fringe associated with the Conservation Area. The eastern boundary is defined by the River Avon, with the land sloping down towards the river corridor. Restricted Byway 19 runs on the opposite side of the river, providing a recreational route with potential views back towards the site. Part of the site comprises priority habitat deciduous woodland, with the remainder heavily vegetated and appearing to include former tennis courts. This vegetation creates a settled, wooded edge to the town, which is characteristic of the softer, filtered transition between built form and landscape in this part of Tetbury. The eastern edge of the site falls partly within Flood Zones 2 and 3, associated with the river corridor. The site lies within the Tetbury Conservation Area. Old Fox House, a Grade II listed building, is located immediately to the south, reinforcing the site’s historic sensitivity. There are no PROWs within the site itself. The site lies within the Dip-Slope Lowland Landscape Character Type, more locally the South and Mid Cotswolds Lowlands Landscape Character Area (LCA 11A), which is characterised by gently sloping land, wooded watercourses, and settled valley edges within the National Landscape.			
Evaluation:		MEDIUM-HIGH SENSITIVITY	
Justification: T82 is assessed as Medium-High sensitivity due to the combination of strong natural character, heritage context, and its role in defining a wooded settlement edge within the Cotswolds National Landscape. The site’s sloping landform, priority habitat woodland, and relationship with the River Avon contribute to its physical and ecological sensitivity. Its location within the Conservation Area and proximity to Old Fox House, a Grade II listed building, increase historic sensitivity. Development would require substantial vegetation removal, eroding the established wooded edge that provides a characteristic and visually softened transition between Tetbury and the surrounding landscape. Although form and density sensitivity is moderated by nearby residential development, the combined natural, historic, and visual considerations support an overall judgement of Medium-High landscape sensitivity.			
Landscape Context:			
National Character Area:		NCA 107 – Cotswolds	
Landscape Character Type:		Dip-Slope Lowland	
Landscape Character Area:		LCA 11A South and Mid Cotswolds Lowlands	
Historic Landscape Character:		G3 Towns, villages and hamlets, existing settlement extent by mid-19th century	

Constraints/Designations:

Landscape: Cotswolds National Landscape

Historic: Tetbury Conservation Area, Old Fox House Grade II Listed (List Entry: 1304250)

Biodiversity: Priority habitat deciduous woodland

Other (floodplain, PProWS): River Avon flood zone 2 and 3 on eastern boundary.

Restricted Byway 19 adjacent to the river.

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 35 – Upper Rissington



COTSWOLD
District Council

Settlement character

- 1.1 The former 'RAF Little Rissington' lies on the plateau to the east of Bourton-on-the-Water just off the A424 Stow-Burford road.
- 1.2 The settlement consists of former RAF 'married quarters', other Ministry of Defence buildings within a wooded setting and a substantial amount of modern housing.
- 1.3 Housing is located in the northern half of the settlement and has extended through new private development southwards onto some of the former MOD land. The southern half is being promoted as a business park, utilising the former MOD buildings and the area between them, to the south of Wellington Road, is currently (2014) undergoing a major housing development. To the south of the settlement is Little Rissington Airfield, which is still owned by the MOD and used by the RAF for a variety of purposes.

Landscape character

- 1.4 The settlement is within Cotswolds National Character Area 107. At the county level it is within the High Wold landscape type and the Rissington Plateau and Milton Downs LCA.
- 1.5 The plateau top extends to the north and the south of the settlement. On the eastern and western sides of the settlement are valley sides.
- 1.6 The plateau is generally open and exposed with large fields and low hedges. The area to the south of the settlement is particularly exposed, consisting of a single large airfield. A key characteristic of the plateau is the intervisibility with other plateau tops.
- 1.7 The valley sides have smaller fields and more woodland than the plateau. In places woodland extends onto the edge of the plateau top, making it appear less open. In the proximity of RAF Little Rissington such groups of trees help mitigate the visual impact of the MOD development on the plateau top when viewed from a distance.

Relationship of the settlement with the surrounding landscape

- 1.8 The settlement has the following key relationships with the surrounding landscape:

Positive

- From some vantage points the well wooded edge to some of the MOD development integrates the settlement sympathetically into the plateau landscape.

Negative

- The harsh and highly prominent edge of some areas of housing is visible from a long distance across the plateau.
- The lack of a distinctive 'Cotswolds' identity to built form.

Landscape sensitivity considerations

- 1.9 The landscape surrounding the settlement is within the Cotswolds National Landscape and has therefore been judged to be of national significance. However, it should be acknowledged that structures associated with the airfield and the prominent modern housing do visually detract from the landscape and are inconsistent with the National Landscape's characteristics.
- 1.10 The capacity of the plateau landscape to accept development is primarily constrained by its high visibility – particularly from other areas of plateau. However,
- 1.11 the elevated position and its relative flatness also allows effective screening with tree planting. Because of this, further development within the wooded part of the former MOD site would have minimal visual impact.

Constraints to be taken into account

- 1.12 Constraints are shown by Figure UR2 and are summarised below:
- National Landscape designation of the surrounding landscape and the settlement.

Areas where development is not suitable

- 1.13 Areas where development is not considered to be suitable on landscape and visual grounds are summarised below:
- The open plateau to the north and south of the existing settlement due to its visually exposed position.
 - The valley sides to the west and east of the settlement due to their high visibility and importance to the landscape setting of the settlement.
 - The plateau to the west of the B Road forming the western edge of the settlement outside the current built form. Development in this area could start to impinge on the landscape setting of Bourton-on-the-Water and is likely to be visible from a wide area of High Wold to the west.

Suggested environmental improvements

1.14 The following environmental improvements are suggested:

- Substantial woodland planting on the valley side to the eastern side of the settlement to link with existing woodland blocks. This could enhance the overall landscape character of the valley and help to visually integrate the plateau development into the landscape.
- Planting to the north of the settlement could help soften the built edge of housing and improve the approach to the settlement.

Figure A1: Context and Landscape Character Types and Areas

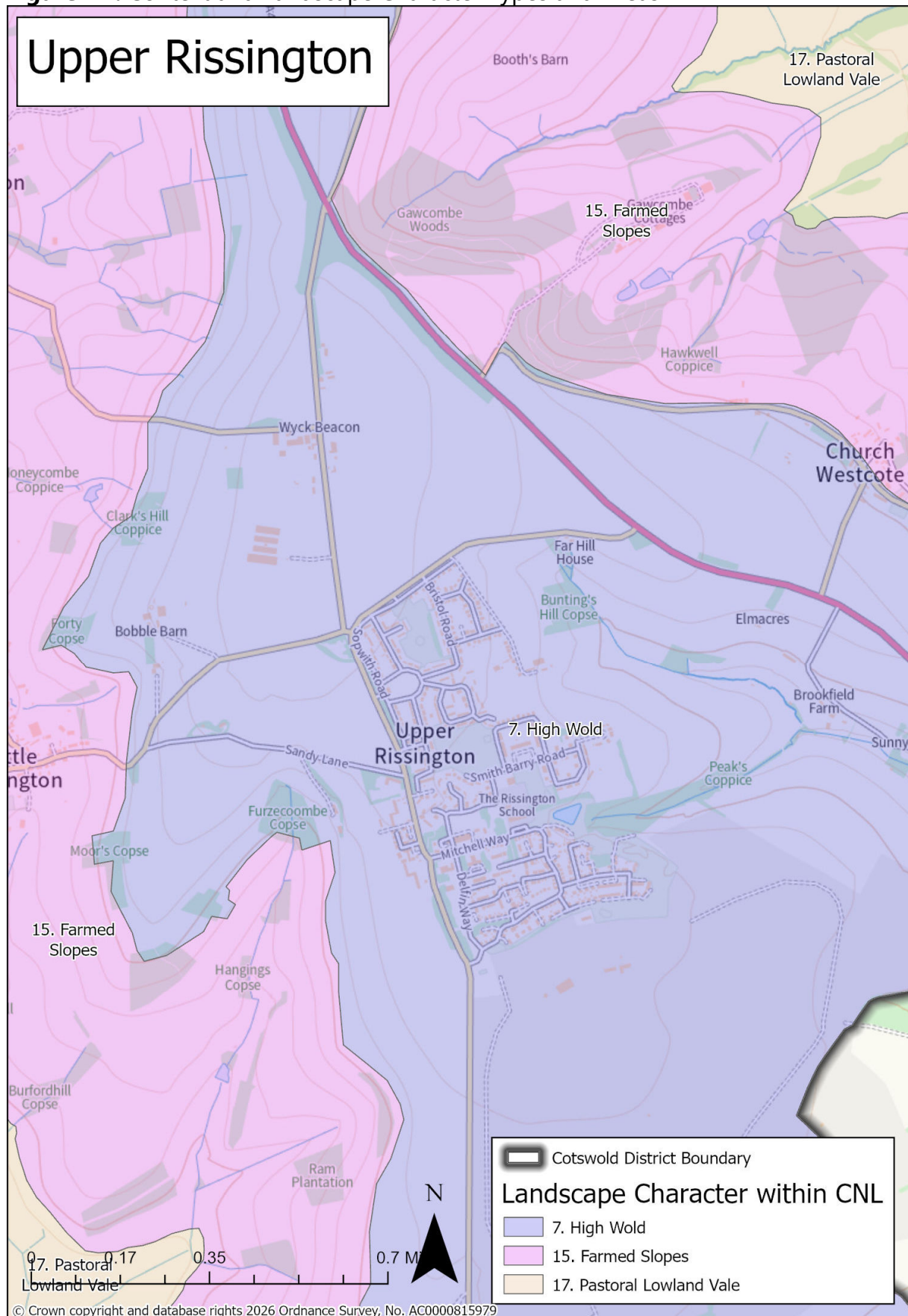


Figure A2: Constraints and Designations

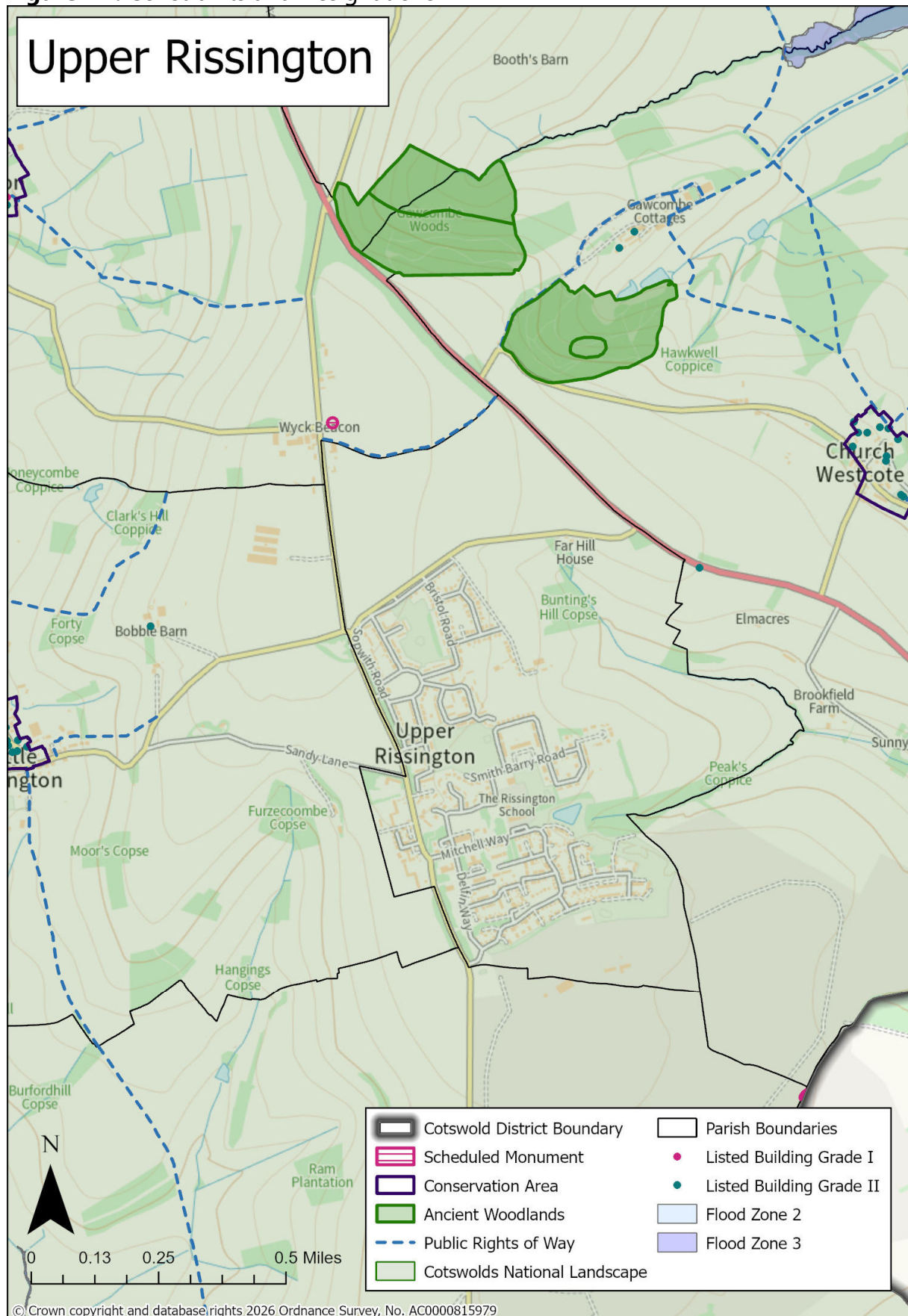
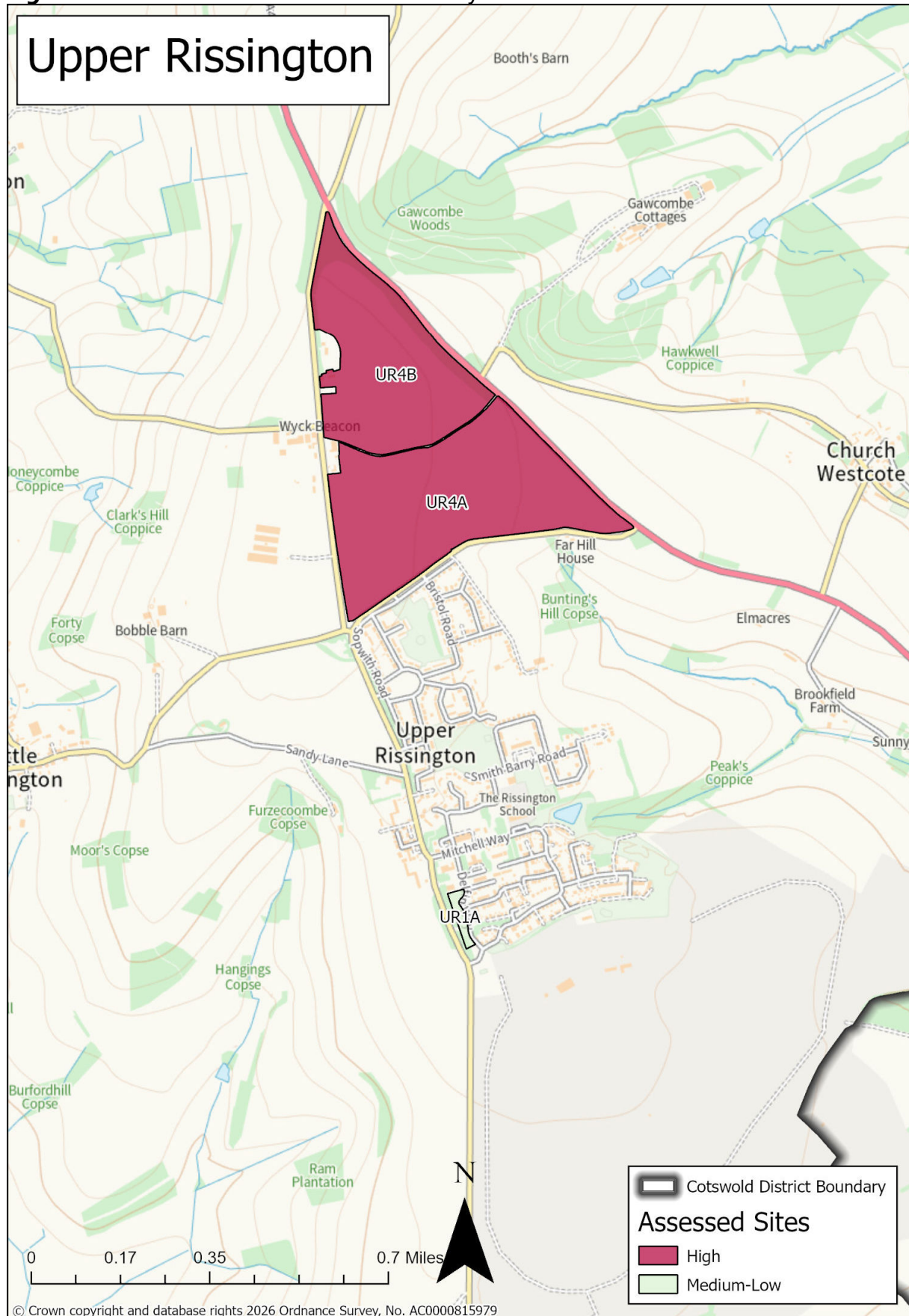


Figure A3: Assessed Sites and Site Sensitivity



Stage 1 Assessments

Stage 1 Assessments of the sites within the Parish boundaries. Sites discounted at stage 1 do not have individual assessments.

Criteria Category	Indicator	UR1A	UR4A /4B
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)		
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground		
	Falls within clear views from public vantage points (roads, PROWs, hills)		
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form		
	Introduce a significant area of built form into a rural or visually sensitive landscape.		
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development		
	Risks coalescence or erosion of settlement separation		

Sites to be discounted (D)		D
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Stage 2 Assessments

Site Reference: UR1A		Settlement: Upper Rissington	
Description:			
The site lies on the eastern edge of Upper Rissington, bounded by Delfin Way to the west and a mature tree belt (protected by a Tree Preservation Order) along the eastern boundary. The southern and western edges adjoin existing residential development, with open views from dwellings along Delfin Way across the grassed area. The site contains a mix of grassland and areas of hardstanding, with some ornamental tree planting and brownfield elements to the north associated with existing buildings, access roads, and parking. The overall character is semi-urban, forming part of the settlement’s eastern edge with a balance of managed green space and built influence. There is no public access within the site itself, although Delfin Way provides informal visibility and local recreation value. The site lies within the High Wold Landscape Character Type (LCT) and the Cotswolds High Wold Plateau Landscape Character Area (LCA 7C), within the Cotswolds National Landscape (AONB). This area is characterised by expansive elevated farmland, contained settlement forms, and well-vegetated boundaries that soften urban edges.			
Evaluation:		MEDIUM- LOW SENSITIVITY	
Justification:			
UR1A is assessed as Medium-Low sensitivity, reflecting its role as a locally important area of open green space on the settlement edge of Upper Rissington. Although closely associated with existing residential development and influenced by urban and brownfield features to the north, the site provides a meaningful sense of openness that contributes to local amenity and the legibility of the settlement form. The mature eastern tree belt, protected by a TPO, forms a strong visual and ecological boundary that defines the eastern extent of built development and contributes to the wider green infrastructure network. This tree belt provides containment, supports biodiversity, and reinforces the site’s function as a green buffer. The site is experienced in views from adjacent dwellings along Delfin Way and, while not prominent in wider landscape views, it makes a positive local contribution to landscape character.			
Landscape Context:			
National Character Area:		NCA 107 – Cotswolds	
Landscape Character Type:		Dip-Slope Lowland LCT	
Landscape Character Area:		LCA 11A South and Mid Cotswolds Lowlands	

Historic Landscape Character:	Modified settlement edge landscape with a mix of grassland, ornamental trees, and brownfield elements.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: No listed buildings or Conservation Area within close proximity fo the site. Biodiversity: Mature trees (covered by TPO) and hedgerows, provide biodiversity value. Other (floodplain, PRowS): Not within Flood Zones 2 or 3. No PRowS within or adjoining the site.	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 36 – Willersey



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District Council

Settlement character

- 1.1 Willersey lies in the relatively flat landscape of the Vale of Evesham north west of the Cotswolds escarpment. It is located on the A4632 between Broadway and Mickleton as shown by Figure W1. The main distinguishing characteristic of the village is the broad Main Street which runs up the gentle foot slope of the escarpment. The adjacent historic buildings constitute the historic core of the settlement. The properties on either side of the Main Street have distinctive large plots which form a setting to the many listed buildings. The church is located to the east of Main Street on the edge of the village and is visible when approaching from this direction.
- 1.2 The western and northern edges of the village have expanded with a substantial amount of modern development which includes a relatively large industrial estate. The northern edge of the village is strongly defined by the embankment of a disused railway.

Landscape Character

- 1.3 Willersey lies within National Landscape Character Area 106 The Severn and Avon Vales, on the edge of the Cotswolds. At a county level it is within the Unwooded Vale landscape type with the Vale of Evesham Fringe LCA element lying in the National Landscape, and the Mickleton Vale Fringe outside to the north beyond Collin Lane.
- 1.4 Essentially the landscape surrounding Willersey can be split into the north-west part and the south east part as a result of the topography. The north west part is flat land consisting of generally large fields with pasture and arable land. Hedges and drainage ditches divide the fields. The south east part consists of smaller fields and hedges with more trees and occasional blocks of woodland. The views out over the Vale of Evesham are an important aspect of this area's character. Land abutting both the south western and north eastern edges of the village exhibits ridge and furrow.

Relationship of the settlement with the surrounding landscape

- 1.5 The settlement has the following key relationships with the surrounding landscape:

Positive

- The village is located at the foot of the scarp slope but above the flat wet ground of the Vale of Evesham;

- The alignment of Main Street up the slope is important. It directs views towards the scarp slope and, in the other direction, out over the Vale of Evesham.
- The edge of the settlement is visually permeable on the eastern side with the older part of the settlement abutting agricultural land allowing views to the church.

Negative

- The extension of the village onto the flat land to the north runs counter to the established pattern of scarp slope settlement;
- The 'modern' village edges reduce the visual permeability of the village and hence its visual relationship with the surrounding landscape.
- Development has consolidated the settlement into nucleated form away from the traditional linear form which related to the topography of the area.

Landscape sensitivity considerations

- 1.6 Landscape around the southern part of the village is within the Cotswolds National Landscape and is a good example of the 'edge landscape.' It is a more sensitive landscape consisting of smaller fields and hedges with more trees and occasional blocks of woodland. The character of the northern landscape has been considerably affected by development and is a degraded example of the rural Vale of Evesham landscape.
- 1.7 The ability of the landscape to accommodate development is limited by the high quality and visually prominent scarp slope landscape to the south east. The flat land to the north west is less limited by landscape character and quality due to already existing detractors. However, extensive development would be prominent from the scarp.

Constraints to be taken into account

- 1.8 Constraints are shown by Figure A1 and A2 and are summarised below:
- National Landscape
 - Conservation Area
 - Listed buildings and their settings

Areas where development is not suitable

- 1.9 Areas where development is not suitable in accordance with the criteria set out in Section 2.0 are as follows:

- The scarp slope to the south east of the village due to its high visibility and importance to the setting of the village and landscape quality of the National Landscape.
- The large undeveloped plots/gardens behind Main Street properties.
- The land at both the south-west and north-east village edges due to the presence of ridge and furrow, visual prominence and the potential to block views to the church.

Suggested areas for environmental improvement

- 1.10 The frontage to the industrial estate and the entry to the village from the north would benefit from an environmental enhancement action plan including planting.

Figure A1: Context and Landscape Character Types and Areas

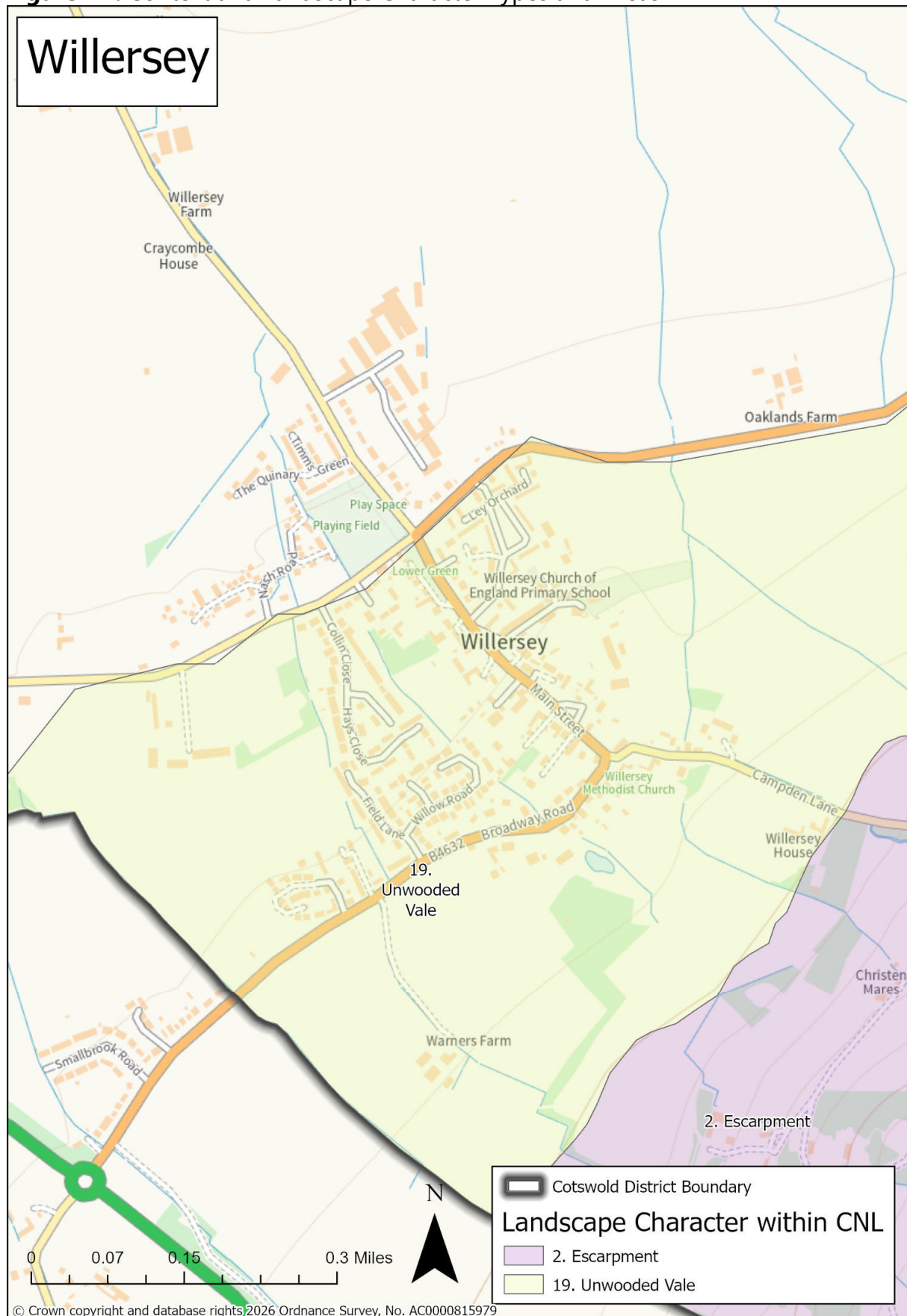


Figure A2: Constraints and Designations

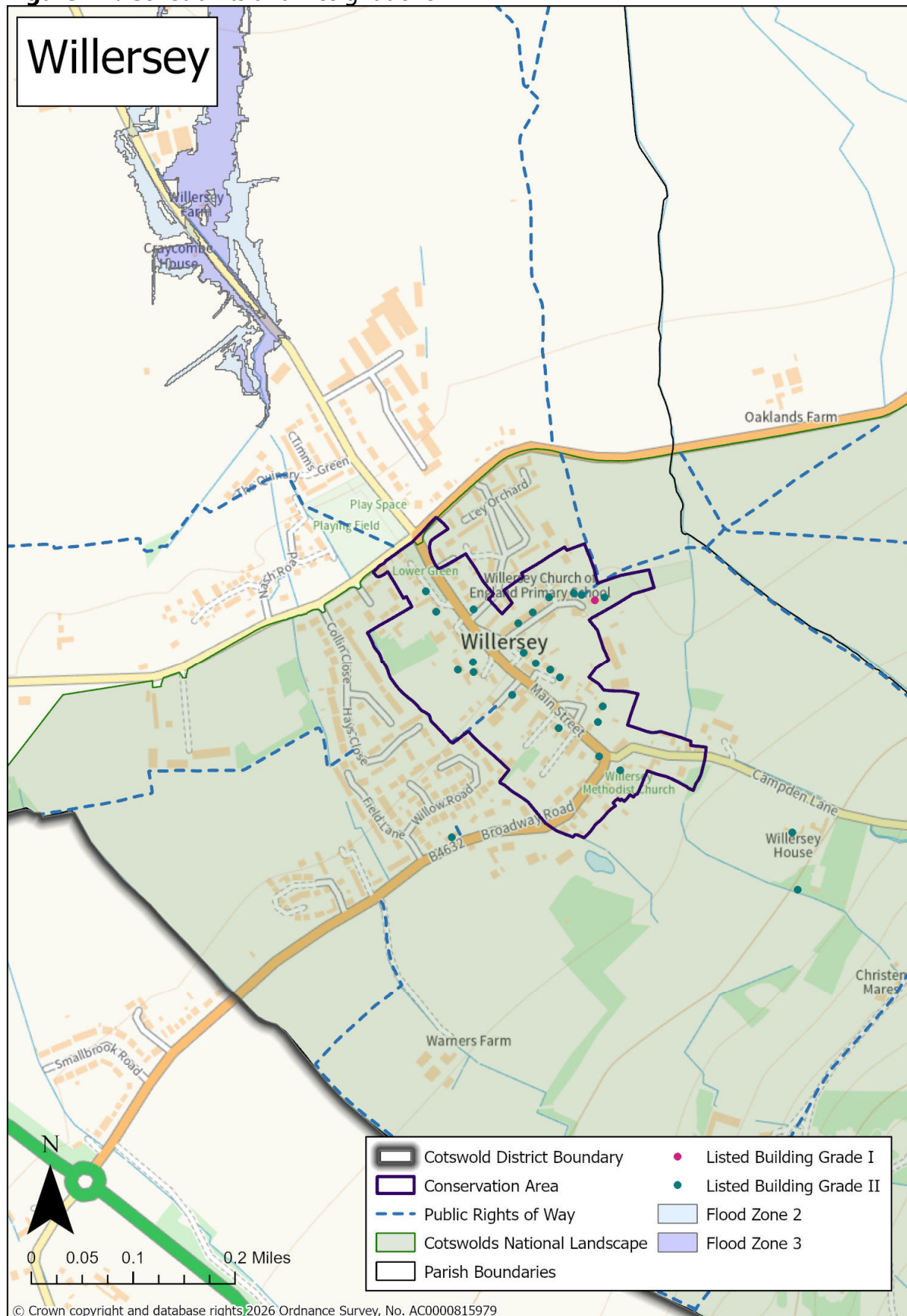
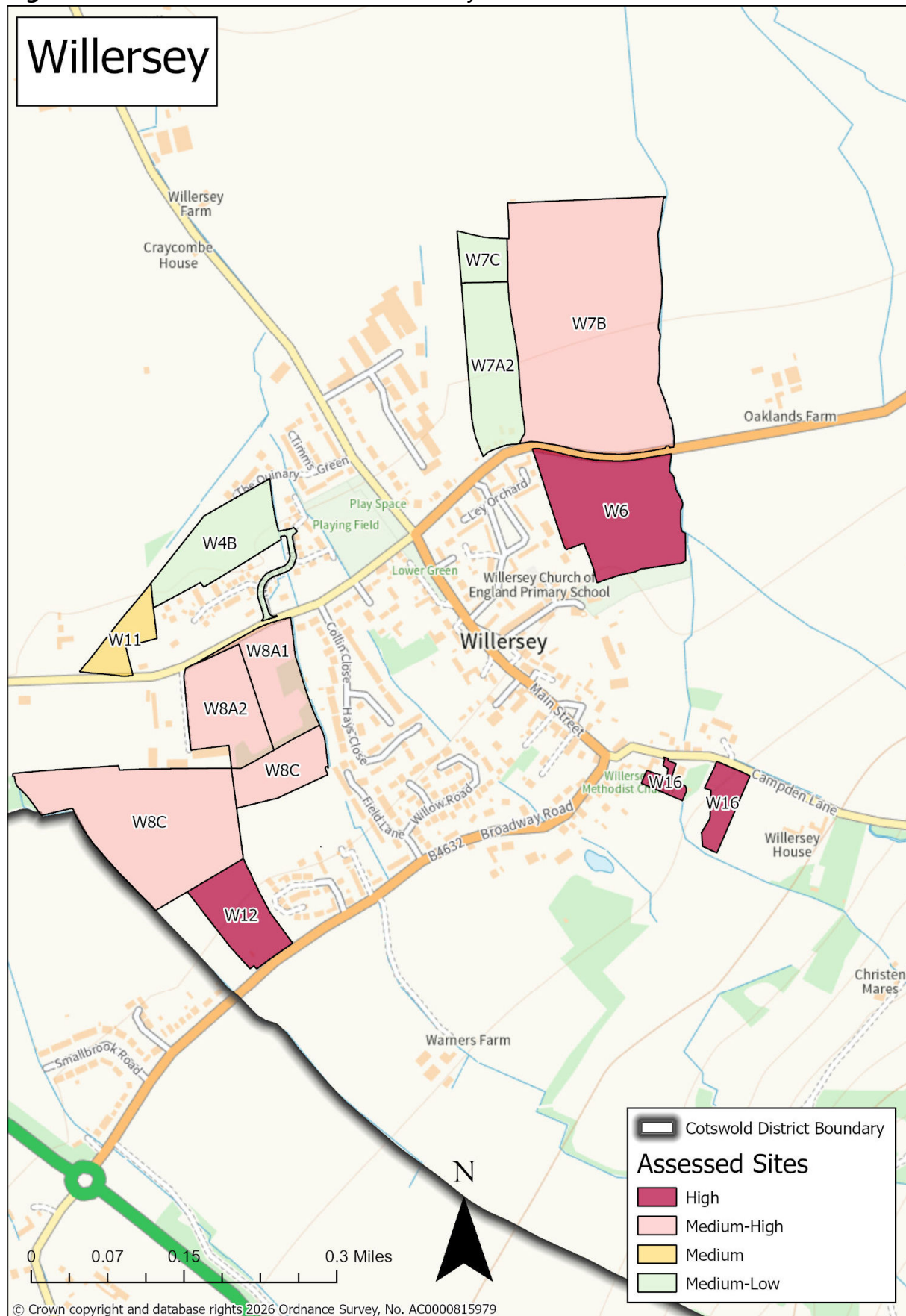


Figure A3: Assessed Sites and Site Sensitivity



Stage 1 Assessments

The following table shows the Stage 1 Assessments of the sites within the National Landscape. Sites discounted at stage 1 do not have individual assessments.

Criteria Category	Indicator	W6	W8A	W8B	W8C	W12	W16
Heritage Based Constraints	Adjacent to/within designated heritage features (e.g. CA, LB, SM, etc.)						
Topography and Visual Impact	Located on prominent ridgelines, escarpments, or high ground						
	Falls within clear views from public vantage points (roads, PROWs, hills)						
Scale, Size and Settlement	Would extend settlement in an uncharacteristic direction or weaken form						
	Introduce a significant area of built form into a rural or visually sensitive landscape.						
Landscape Pattern and Edge Character	Would not be attached/adjacent to existing development						
	Risks coalescence or erosion of settlement separation						
Sites to be discounted (D)		D				D	D

Stage 2 Assessments

Site Reference: W4B	Settlement: Willersey
Description: W4B is located to the north-west of Willersey beyond residential development on Nash Road. The parcel comprises a grassland field enclosed on several sides by existing residential development and associated garden boundary vegetation. The north-western boundary is defined by strong vegetation associated with a redundant railway line, now forming part of a footpath corridor, beyond which lie open arable fields. This vegetated corridor provides a clear landscape boundary and visual containment along this edge. Public access is provided along this route by PRow Footpath 8, which runs along part of the northern boundary and connects the settlement to the wider countryside beyond the tree belt. The site is relatively flat and retains a green, semi-rural character, although this is strongly influenced by the surrounding residential development which encloses the parcel on several sides. Visibility of the site is largely restricted to sections of the PRow and to adjacent residential properties along the site boundaries. The parcel lies outside the Cotswolds National Landscape and is not located within or close to a Conservation Area. There are no listed buildings within the immediate setting. The site also lies outside Flood Zones 2 and 3. Development of the site would not be incongruous with the existing settlement form and structure. The site lies within the Unwooded Vale Landscape Character Type and the VE1C Mickleton Vale Fringe Landscape Character Area, within the Severn and Avon Vales National Character Area (NCA 106).	
Evaluation:	MEDIUM-LOW SENSITIVITY
Justification: W4B forms a relatively contained parcel of grassland on the north-western edge of Willersey and is enclosed on several sides by residential development. The presence of boundary vegetation and the tree belt associated with the former railway line provide landscape structure and containment. The parcel is influenced by the urbanising character of the surrounding residential development and reads as part of the settlement edge rather than as part of the wider open countryside. Visibility is limited primarily to nearby residential receptors and users of PRow Footpath 8.	

While the site contributes to the local green character of the settlement edge, the limited landscape features, strong containment and relationship with existing development moderate its susceptibility to change.

Overall, the parcel is considered to have Medium–Low landscape sensitivity.

Landscape Context:

National Character Area:	NCA 106 - Severn and Avon Vales
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	Vale of Evesham Fringe
Historic Landscape Character:	A2m – Former unenclosed cultivation now enclosed

Constraints/Designations:

Landscape: None identified.

Historic: No Conservation Areas or listed buildings within the immediate vicinity.

Biodiversity: Tree belt and vegetation associated with the former railway corridor.

Other (floodplain, PRowS): Outside Flood Zones 2 and 3. PRow Footpath 8 runs along part of the northern boundary.

Site Reference: W7A2/7C Settlement: Willersey (White 2014)	
DESCRIPTION: This site lies on the northern edge of the settlement, where it abuts Willersey Business Park to the west and open pastoral farmland to the east. It consists of very gently sloping pastoral land falling north, in fenced enclosures with a series of dilapidated buildings and rough storage areas on its southern boundary, where a tall hedge separates it from the B4632. Its northern boundary is fenced, with views over flat pasture fields to the low vegetation on the dismantled railway, which, together with extensive woodland, effectively screens all views from the north. There is a hedged track along the eastern boundary, with a PROW running parallel a few metres away in the adjoining pasture field.	
Evaluation:	MEDIUM-LOW SENSITIVITY
Justification: The site is well-screened and in close proximity to existing economic development, outside the settlement but well-screened within the wider landscape. The National Landscape boundary is the southern edge of the B4632, on the northern edge of which a tall hedge provides screening at present, although there may be some limited views into the site from first floor windows of houses opposite. Dense hedges on nearby parallel field boundaries screen views in from traffic approaching the settlement from the east, but care would be required to ensure that building heights were no more than those of buildings in the adjoining Business Park, to avoid any significant visibility from the scarp slope to the south east. Retention of part of the strongly vegetated southern boundary is recommended.	
Landscape Context:	
National Character Area:	NCA Severn and Avon Vales
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	Mickleton Vale Fringe
Historic Landscape Character:	Less irregular enclosure partly reflecting former unenclosed cultivation patterns
Constraints/Designation Landscape: Within the setting of the National Landscape Historic: none Biodiversity: none Other (floodplain, PROWs): none	

Site Reference: W7B	Settlement: Willersey
Description: Site W7B is located on the north-eastern edge of Willersey, beyond the existing settlement boundary and to the north of the B4632. The site comprises a relatively large pastoral field that forms part of the open agricultural landscape surrounding the village. The field is enclosed by mature hedgerows with associated hedgerow trees, providing a well-defined field pattern and contributing positively to local landscape structure. The site retains clear evidence of historic ridge and furrow earthworks, reflecting its long agricultural history. Historically, the site comprised two separate fields, although the former field boundary has largely been lost, with only a line of mature trees remaining to mark the historic north-south boundary through the centre of the site. The site occupies a detached position beyond the established settlement edge and has a strong visual and spatial relationship with the surrounding countryside. Development would represent a substantial extension of the village into the open agricultural landscape and would appear disconnected from the existing pattern of development. PRoW Footpath 4 runs north-south through the site, providing direct public access between Willersey and the wider countryside to the north. The route affords open views across the site and contributes to the recreational experience of the surrounding rural landscape. The site lies within the setting of the Cotswolds National Landscape, with the designation located immediately south of the B4632. Although outside the designated landscape, the site contributes to its wider setting through its open agricultural character and relationship with the adjacent escarpment landscape. The site lies within National Character Area 106 – Severn and Avon Vales, within the Unwooded Vale Landscape Character Type. Historically, the site retains evidence of medieval agricultural activity through surviving ridge and furrow earthworks and historic field patterns.	
Evaluation:	MEDIUM-HIGH SENSITIVITY
Justification: The site forms part of the open agricultural landscape on the north-eastern edge of Willersey and has a strong relationship with the wider countryside beyond the settlement. Its relatively large scale, detached position and limited association with the existing built form increase its sensitivity to development. The surviving ridge and furrow earthworks are an important feature of the site, providing evidence of its historic agricultural use and contributing to local landscape character and time depth. Together with the mature hedgerows and hedgerow trees, these features reinforce the site's rural character and historic landscape pattern.	

Development would represent a significant extension of built form beyond the existing settlement boundary and would appear incongruous with the current settlement pattern. The size of the site would also increase the perceived scale of encroachment into the surrounding countryside and reduce the clear distinction between the village and the wider agricultural landscape.

PRoW Footpath 4 passes directly through the site, substantially increasing visual and recreational sensitivity. Users experience the site as part of the transition between the settlement and the open countryside, and development would fundamentally alter the character and visual amenity of this route.

Overall, whilst the site is relatively well enclosed by boundary hedgerows, the combination of its large scale, detached relationship with the settlement, surviving ridge and furrow and contribution to the setting of the Cotswolds National Landscape results in an overall judgement of Medium-High landscape sensitivity.

Landscape Context:

National Character Area:	NCA 106 - Severn and Avon Vales
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	-
Historic Landscape Character:	Historic agricultural enclosure with surviving ridge and furrow and evidence of former field subdivision

Constraints/Designations:

Landscape: Within the setting of the National Landscape.
Historic: Surviving ridge and furrow earthworks. No Conservation Areas or listed buildings within the immediate vicinity.
Biodiversity: Mature hedgerows, hedgerow trees and pastoral grassland. Tree belt and vegetation associated with the former railway corridor.
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. PRoW Footpath 4 runs north-south through the site.

Site Reference: W8A1 Settlement: Willersey (White 2014)	
Description: This site comprises of a section of two very gently sloping pastoral fields on the western edge of the settlement. Collin Lane lies to the north, housing on Collin Close to the east (with a watercourse along the boundary) and a depot with a semi-rural character and some trees to the west. Low cut hedges lie on the northern and western boundaries. The southern boundary abuts another gently sloping field, but has an outgrown dense hedge along it which prevents more than glimpsed views into the site from the PROW along this boundary. Within the site there is a division between mown grass planted with groups of young trees and shrubs, and a northern area of ridge-and furrow pasture. The site lies in the Cotswolds National Landscape.	
Evaluation:	MEDIUM-HIGH SENSITIVITY
Justification: This site is located on the edge of the settlement, with open farmland to the west (although screened by the landform of the dismantled railway to the west), by the PROW along its southern boundary and by its current use as agricultural land. It is of value in terms of its National Designation and the ridge and furrow pasture. The fields have a pleasant character with views to the scarp to the north. The site has the most attractive intrinsic qualities of the sites on the western edge of the settlement.	
Landscape Context:	
National Character Area:	NCA 106 - Severn and Avon Vales
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	Vale of Evesham Fringe
Historic Landscape Character:	A2m – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: Located within the Cotswolds National Landscape Historic: No Conservation Area or listed buildings within the immediate setting. Evidence of ridge and furrow earthworks within the site. Biodiversity: Tree belt and hedgerows Other (floodplain, PROWS): Outside Flood Zones 2 and 3. PROW beyond southern boundary	

Site Reference: W8A2 Settlement: Willersey (White 2014)	
Description: This site comprises of a section of two very gently sloping pastoral fields on the western edge of the settlement. Collin Lane lies to the north, housing on Collin Close to the east (with a watercourse along the boundary) and a depot with a semi-rural character and some trees to the west. Low cut hedges lie on the northern and western boundaries. The southern boundary abuts another gently sloping field but has an outgrown dense hedge along it which prevents more than glimpsed views into the site from the PROW along this boundary. Within the site there is a division between mown grass planted with groups of young trees and shrubs, and a northern area of ridge-and furrow pasture. The site lies in the Cotswolds National Landscape.	
Evaluation:	MEDIUM-HIGH SENSITIVITY
Justification: This site is located on the edge of the settlement, with open farmland to the west (although screened by the landform of the dismantled railway to the west), by the PROW along its southern boundary and by its current use as agricultural land. It is of value in terms of its National Designation and the ridge and furrow pasture. The fields have a pleasant character with views to the scarp to the north. The depot to the west of the site does not detract significantly from its relationship to the settlement and the wider landscape. The site has the most attractive intrinsic qualities of the sites on the western edge of the settlement.	
Landscape Context:	
National Character Area:	NCA 106 - Severn and Avon Vales
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	Vale of Evesham Fringe
Historic Landscape Character:	A2m – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: Located within the Cotswolds National Landscape Historic: No Conservation Area or listed buildings within the immediate setting. Evidence of ridge and furrow earthworks within the site. Biodiversity: Tree belt and hedgerows Other (floodplain, PROWS): Outside Flood Zones 2 and 3. PROW beyond southern boundary	

Site Reference: W8C	Settlement: Willersey
Description:	
W8C is located on the western edge of Willersey and forms part of a pastoral field. The site is relatively flat. A tree belt forms the northern boundary, beyond which lies a further agricultural field containing ridge and furrow earthworks.	
The land to the east has recently been granted outline planning permission for residential development (application ref. 25/02983/OUT), meaning the parcel forms part of a wider area undergoing transition from agricultural land to residential use.	
PRoW Footpath 9 runs along both the northern boundary of the site. This route connects the settlement with the wider agricultural landscape to the west and provides localised views into the parcel. Additional views may be possible from the escarpment to the south-east; however, the site would likely be perceived in conjunction with existing residential development and the recently approved development to the south.	
The site lies within the Cotswolds National Landscape but is not located within the immediate setting of any Conservation Area or listed buildings. The parcel lies outside Flood Zones 2 and 3.	
The site falls within the Unwooded Vale Landscape Character Type and the Vale of Evesham Fringe Landscape Character Area, within National Character Area 106 – Severn and Avon Vales. The historic landscape character is identified as A2m – Former unenclosed cultivation now enclosed, reflecting less regular enclosure patterns partly influenced by former unenclosed cultivation within areas historically associated with rich wet grassland.	
Evaluation:	MEDIUM-HIGH SENSITIVITY
Justification:	
W8C forms part of the pastoral landscape on the western edge of Willersey and, whilst closely associated with existing residential development and the adjacent parcel benefiting from planning permission, it nevertheless occupies a relatively large area of open countryside within the Cotswolds National Landscape.	
The site contributes to the transition between the settlement and the wider agricultural landscape and remains perceptually separate from the main built form of the village. Development would extend the settlement westwards into an area that currently exhibits an open pastoral character and would represent a substantial increase in built form when viewed in the context of the existing settlement pattern. As a result, development would appear somewhat incongruous and would alter the current relationship between the settlement edge and the surrounding countryside.	
Although the site itself contains relatively few distinctive landscape features, it is visible from PRoW Footpath 9 and has the potential to be perceived from elevated locations on	

the escarpment to the south-east. From these viewpoints, development would be experienced in the context of both existing and approved development but would nevertheless contribute to a noticeable expansion of the settlement into the National Landscape.

Taken together, the site's location within the Cotswolds National Landscape, its role as part of the open pastoral setting of Willersey, its visibility from public routes and higher ground, and the scale of development that could be accommodated result in an overall judgement of Medium–High landscape sensitivity.

Landscape Context:

National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	Vale of Evesham Fringe
Historic Landscape Character:	A2m – Former unenclosed cultivation now enclosed

Constraints/Designations:

Landscape: Located within the Cotswolds National Landscape

Historic: No Conservation Area or listed buildings within the immediate setting.

Biodiversity: Tree belt along the northern boundary and agricultural field boundaries.

Other (floodplain, PRowS): Outside Flood Zones 2 and 3. PRow Footpath 9 runs along the eastern and northern boundaries of the site.

Site Reference: W11	Settlement: Willersey
Description:	
W11 comprises a small pastoral parcel located to the north of Collin Lane on the north-western edge of Willersey. The site forms part of the agricultural landscape surrounding the settlement and is relatively flat in character.	
The north-western boundary is defined by a tree belt associated with a disused railway line, which now forms a footpath corridor. This vegetated corridor provides a strong landscape boundary, beyond which lies further agricultural land. The southern boundary adjoins Collin Lane and is defined by shrubs and trees, although views across the site are possible from the road through gaps in the vegetation.	
The south-eastern boundary adjoins the Broadway Substation, which forms a prominent and visually incongruous feature within the local landscape. While this infrastructure introduces a utilitarian element into the surrounding rural context, development of the site would extend built form further west beyond the existing settlement edge.	
Evidence of ridge and furrow earthworks is present within the site, indicating historic agricultural land use and contributing to the time-depth of the landscape.	
Views from the site towards the escarpment are possible. Conversely, views of the site may also occur from higher ground to the south-east, although the parcel would likely be perceived in the context of the existing settlement and associated development.	
The site is not located within or close to a Conservation Area and there are no listed buildings within the immediate setting. It lies outside Flood Zones 2 and 3 and there is no public access across the parcel.	
The site lies within NCA 106 – Severn and Avon Vales, within the Unwooded Vale Landscape Character Type and the VE1C Mickleton Vale Fringe Landscape Character Area.	
Evaluation:	MEDIUM SENSITIVITY
Justification:	
W11 forms a small pastoral parcel on the north-western edge of Willersey and contributes to the agricultural landscape surrounding the village. While the presence of the Broadway Substation introduces a strong utilitarian element within the immediate setting, the site itself retains a semi-rural character.	
The key factor influencing the landscape sensitivity of the site is the presence of ridge and furrow earthworks, which represent an important historic landscape feature and contribute to the time-depth of the landscape.	

While the site is relatively contained and visibility is largely localised, the historic sensitivity associated with these earthworks elevates the overall sensitivity of the parcel.

On balance, the site is considered to have Medium landscape sensitivity.

Landscape Context:

National Character Area:	NCA 106 - Severn and Avon Vales
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	Vale of Evesham Fringe
Historic Landscape Character:	A2m – Former unenclosed cultivation now enclosed

Constraints/Designations:

Landscape: Located within the Cotswolds National Landscape

Historic: No Conservation Area or listed buildings within the immediate setting.

Evidence of ridge and furrow earthworks within the site.

Biodiversity: Tree belt associated with the former railway corridor.

Other (floodplain, PRowS): Outside Flood Zones 2 and 3. No public access across the site..

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 376 - Stage 1 Landscape Screening Methodology for Sites Located within the Cotswolds National Landscape

November 2025



COTSWOLD
District Council

Contents

1. Purpose

- 1.1 To identify sites at an early stage where landscape designations and significant landscape sensitivity indicate that development would be highly unlikely to conserve and enhance the landscape and scenic beauty of the Cotswolds National Landscape. This enables a proportionate assessment of sites by identifying those that are highly likely to be unsuitable for development from the outset, even before undertaking a detailed sensitivity assessment (Stage 2).

2. Justification

- 2.1 Sites being deemed to be unsuitable for development due to significant harm to the Cotswolds National Landscape is justified by national policy and guidance.
- 2.2 Paragraph 189 of the National Planning Policy Framework (December 2024) (NPPF) confirms that National Landscapes (formerly Areas of Outstanding Natural Beauty) must be given the highest status of protection, with a duty to conserve and enhance landscape and scenic beauty. Discounting sites that clearly would not conserve or enhance landscape and scenic beauty of the National Landscape supports paragraph 61, which requires Local Plans to be underpinned by relevant and up-to-date evidence, and helps demonstrate a sound strategy that is justified, effective, and consistent with national policy.
- 2.3 Similarly, Paragraph 190 states that major development in National Landscapes should be refused except in exceptional circumstances and where it is demonstrably in the public interest.
- 2.4 Planning Practice Guidance (PPG) reinforces this approach:
 - i. Paragraph 014 (Ref ID: 3-014-20190722) confirms that constraints, including landscape impact, should be considered early and that sites may be excluded where designations render them unsuitable.
 - ii. Paragraph 041 (Ref ID: 8-041-20190721) notes that development in National Landscapes should be limited, and such areas are generally unsuitable for meeting unmet needs from adjoining non-designated areas.

- 2.5 This policy framework is now underpinned by a strengthened statutory duty introduced by Section 245 of the Levelling-up and Regeneration Act 2023. This replaces the previous requirement for relevant authorities to merely “have regard to” the statutory purposes of National Landscapes with a new duty to actively “seek to further” those purposes. The accompanying statutory guidance (Defra, January 2024) makes clear that this duty applies to the preparation of Development Plans and associated assessments and documents, and that relevant authorities must act in a way that furthers the conservation and enhancement of the natural beauty of Protected Landscapes. This significantly raises the bar for how landscape impacts are considered in Local Plans.
- 2.6 Natural England’s 2023 position statement aligns with this direction, advising that Local Plans should avoid allocating sites where development would harm the character or special qualities of a National Landscape. Major development should only be considered suitable where exceptional circumstances can be demonstrated.
- 2.7 This is further reinforced by the Cotswolds National Landscape Management Plan (2025-2030), specifically Outcome 11 – Development and Infrastructure, which states that development should be avoided in prominent or sensitive locations where it would harm landscape character or the setting of settlements. The plan also emphasises the need for development to be landscape-led and to positively contribute to the character and special qualities of the National Landscape.
- 2.8 In this context, early-stage site filtering based on likely significant harm to the Cotswolds National Landscape, and thereby failure to conserve and enhance landscape and scenic beauty of the National Landscape, is not only appropriate but essential to fulfil statutory duties and to accord with national planning policy.

3. Screening Process

- 3.1 The following criteria have been used to screen sites:

1. Screening Criteria

Each site is reviewed against the following queries:

- i. **Has this site previously been found unsuitable due to landscape harm (e.g. in past appeals, assessments, or Local Plan work) and**

does the reasoning still provide a strong justification for a site being unsuitable?

- Assessed to have an overall 'High' landscape sensitivity in previous Council-led landscape assessments (e.g. White Reports 2000, 2014, 2015) due to harm to the National Landscape, and where there has been little or no change in landscape conditions near or within the site (e.g. no additional substantial development has occurred near to the site).
- The site was refused planning permission due to harm to the National Landscape, and the currently proposed development is similar in scale and type to the refused proposal and there has been little or no change in landscape conditions near or within the site (e.g. no additional substantial development has occurred near to the site).

ii. Would development result in significant harm to the character of the National Landscape?

Sites located within the National Landscape will be discounted where three or more additional 'High' judgements are recorded in the Stage 1 assessment against High Sensitivity Indicators. These indicators closely align with the Special Qualities of the Cotswolds National Landscape, reflecting the area's sensitivity to change in relation to its scenic beauty, settlement form, and cultural heritage. They recognise the importance of protecting the Cotswolds' distinctive landform and skylines, visual openness and rural character. The focus on heritage features, settlement pattern, and separation between villages also supports the conservation of the area's historic environment and traditional landscape structure, both of which are integral to the Cotswolds' identity and sense of place.

High Sensitivity Indicators include:

- Adjacent to/designated heritage features (e.g. Conservation Areas or Scheduled Monuments) and could have a significant adverse impact
- Located on or close to prominent ridgelines, escarpments, or high ground
- Falls within clear views from public vantage points (roads, PRowS, hills)
- Would extend the settlement in an uncharacteristic direction or weaken its structure/form

- Introduces a significant area of built form into a rural or visually sensitive landscape
- Would not be attached or adjacent to existing development
- Risks coalescence or erosion of settlement separation

If yes, the site has been assessed as being of 'High' sensitivity, therefore the site should be discounted. If uncertain, or criteria are marginal, flag for caution and review at Stage 2.

2. Categorise

Based on the questions above, categorise the site based on the following outcomes:

Outcome	Criteria Met	Action
Discount	Site is within the National Landscape and is deemed to have 'High' sensitivity to development.	Exclude from Stage 2 assessment
Flag for Caution	Site within the National Landscape and has a level of sensitivity. However, further assessment is required to determine overall sensitivity rating.	Carry forward for Stage 2 assessment with caveat
No Constraint	Site within the National Landscape and has limited sensitivity to development.	Carry forward for Stage 2 assessment

3. ~~Brief Justification Note~~Stage 1 Conclusion

Those sites discounted at Stage 1 have been assessed as being of high landscape sensitivity. These sites are considered to display, contribute to, or provide an important setting for the special qualities of the Cotswolds National Landscape, such that the proposed development would be likely to result in unacceptable landscape and/or visual harm. No separate site-specific justification note is provided at this stage.
A short 1–2 sentence note is then provided to summarise the reason for the decision. These will read similar to the following:

~~"Site lies within the Cotswolds National Landscape and occupies an elevated, exposed position highly visible from public viewpoints. Development would harm the nationally valued landscape character and setting and therefore the site has been discounted."~~

Or:

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~~*"Site was previously dismissed at appeal/discounted due to significant landscape harm to the National Landscape. The proposed development is similar in scale and type to that which is currently proposed. Therefore, the site has been discounted."*~~

4. Stage 2 Assessments

- 4.1 The Stage 2 landscape assessments of sites will follow a standard five point scale of: Low; Low / Medium; Medium; Medium / High; and High. The full methodology will be provided in the final report.