

Stage 2 Assessments

Site Reference: R202 and R202A	Settlement: Kempford
Description: Sites R202 and R202A comprise a large area of land located on the south-eastern edge of Kempford, to the south of the High Street. The combined site includes grassed paddocks associated with equestrian uses, agricultural buildings and associated hardstanding, an arable field extending further east, and an area of woodland. Together, these land parcels form a substantial area of countryside beyond the established settlement edge. The western part of the site comprises paddocks enclosed by deciduous hedgerows along the roadside frontage. Mature mixed-species trees along the southern boundary contribute positively to landscape structure and provide some screening in relation to the cemetery to the south-west. Agricultural buildings and associated hardstanding occupy the central part of the site, reflecting its ongoing agricultural and equestrian use. The eastern part of the site comprises a large arable field which extends significantly further into the surrounding countryside and has a much weaker relationship with the existing built form of Kempford. An area of woodland further contributes to the site's rural character and ecological value. The site lies adjacent to the Kempford Conservation Area and forms part of the wider setting of several important heritage assets. Views towards the Church of St Mary the Virgin (List Entry: 1089451) are available from parts of the site and surrounding landscape. The site also adjoins Manor Farm Barns (List Entry: 1341305), with the open agricultural landscape contributing positively to their rural setting. The agricultural buildings, hardstanding and eastern arable field are visible from sections of the Thames Walk to the south, increasing the visual sensitivity of the site and the potential for development to be experienced by recreational users within the wider landscape. The site lies within the Cotswold Water Park, although no lakes associated with the Water Park occur in close proximity. It lies within National Character Area 108 – Upper Thames Clay Vales, within the River Basin Lowland Landscape Character Type and TV1C Fairford and Lechlade Landscape Character Area. Historically, the site lies within Historic Landscape Character Type A3m – Former unenclosed cultivation now enclosed, characterised by regular organised enclosure patterns that ignore former unenclosed cultivation patterns and occurring within an area of rich wet grassland. The site lies outside Flood Zones 2 and 3. There are no PRowS crossing the site itself, although the Thames Walk to the south experiences views towards parts of the site.	

Evaluation:	MEDIUM-HIGH TO HIGH SENSITIVITY
Justification: The site occupies a large area of land on the south-eastern edge of Kempsford comprising equestrian paddocks, agricultural buildings and associated hardstanding, an arable field to the east, and an area of woodland. Whilst parts of the site are associated with existing agricultural and equestrian activity, the overall site extends well beyond the established settlement edge and forms part of the wider rural landscape surrounding the village. Historic character and setting are particularly important considerations. The site adjoins the Kempsford Conservation Area and contributes to the setting of both Church of St Mary the Virgin and Manor Farm Barns. The open agricultural character, paddocks and fields form part of the wider rural setting within which these heritage assets are experienced. The western part of the site, comprising the paddocks closest to the village, is influenced to some extent by existing agricultural buildings, equestrian uses and nearby development. Whilst development would still appear detached from the main built form of the settlement, these existing influences reduce sensitivity slightly, resulting in an overall Medium-High sensitivity judgement. In contrast, the eastern arable field extends further into the countryside and has a much weaker relationship with the existing settlement. Development in this location would represent a significant encroachment into the rural landscape and would appear markedly disconnected from the established settlement pattern. The field retains a strong agricultural character and contributes to the openness and rural setting of Kempsford. The agricultural buildings, hardstanding and eastern field are also visible from sections of the Thames Walk to the south. This increases visual sensitivity and the likelihood that development would be experienced by recreational receptors within the wider landscape. Although boundary vegetation and mature trees provide some enclosure in places, the eastern extent of the site remains visually and spatially associated with the surrounding countryside. The woodland area contributes positively to landscape structure, biodiversity and the rural character of the site, further reinforcing its role as part of the wider countryside rather than the settlement. Whilst the site lies within the Cotswold Water Park, it lacks the characteristic lake features associated with other parts of the Water Park and instead exhibits a more traditional agricultural and pastoral landscape character reflective of the wider Upper Thames Clay Vales.	

Overall, the western paddock areas are considered to be of Medium-High landscape sensitivity due to their relationship with existing agricultural development and equestrian uses. However, sensitivity increases eastwards to High where the arable field and associated agricultural land extend further from the settlement, contribute more strongly to the wider rural landscape and heritage setting, and are more readily experienced from the Thames Walk and surrounding countryside.

Landscape Context:

National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C Fairford and Lechlade
Historic Landscape Character:	A3m – Former unenclosed cultivation now enclosed

Constraints/Designations:

Landscape: Located within the Cotswold Water Park

Historic: Adjacent to Kempsford Conservation Area. Views towards Church of St Mary the Virgin (List Entry: 1089451). Adjacent to Manor Farm Barns (List Entry: 1341305)

Biodiversity: Deciduous hedgerows and mature mixed-species trees along site boundaries.

Other (floodplain, PRowS): Outside Flood Zones 2 and 3. No PRowS cross the site. The Thames Walk to the south experiences views towards the agricultural buildings and eastern arable field.

Site Reference: R203A, R203B, R203C Settlement: Kempford	
Description: R203A, R203B and R203C comprise three agricultural field parcels located to the north-east of Kempford and to the east of the RAF Fairford grounds. The site is relatively flat and characterised by arable fields separated by mature and well-defined hedgerows which provide strong field boundaries and landscape structure. Whelford Road runs along the western boundary of two of the parcels, where a roadside hedgerow provides some enclosure. However, views into the site are possible through occasional gaps and access points. The southern parcel differs slightly in character as it is enclosed on three sides by existing residential development on the northern edge of Kempford, with a tree belt forming part of the northern boundary of this field. The parcels are located within the Cotswold Water Park landscape. Kempford Conservation Area lies beyond the southern boundary of the site, and part of the parcels fall within the wider setting of Tuckwell House (Grade II Listed, List Entry: 1155546). The site lies outside Flood Zones 2 and 3 and there are no PRowS running through the parcels. Public visibility is therefore largely limited to views from Whelford Road, with the majority of visual receptors being adjacent residential properties. Although RAF Fairford lies immediately to the west and introduces large-scale infrastructure into the wider landscape context, development of the parcels would extend residential development further north of Kempford, which would be somewhat incongruous with the existing settlement pattern. The site lies within NCA 108 – Upper Thames Clay Vales, within the River Basin Lowland Landscape Character Type and the TV1C Fairford and Lechlade Landscape Character Area.	
Evaluation:	MEDIUM TO MEDIUM-LOW SENSITIVITY
Justification: The parcels form part of the agricultural landscape on the north-eastern edge of Kempford, although their relationship with the existing settlement varies. The southern parcel (R203C) is more closely associated with the existing settlement edge, being enclosed on three sides by residential development. Development within this field would represent a contained extension of the village and is therefore considered to have Medium landscape sensitivity. The northern parcels (R203A and R203B) form part of the wider agricultural landscape beyond the established settlement edge. While defined by strong hedgerows, these	

parcels remain visually and spatially associated with the surrounding countryside. Development here would extend built form further north and would be somewhat incongruous with the existing settlement pattern.

Therefore, due to the relatively simple agricultural character, limited public visibility and the influence of RAF Fairford within the wider landscape the overall sensitivity is Medium-Low to the south, rising to Medium to the north as it extends beyond the settlement edge.

Landscape Context:

National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C Fairford and Lechlade
Historic Landscape Character:	R203B and R203C A3m – Former unenclosed cultivation now enclosed R203A G4 – Towns, villages and hamlets

Constraints/Designations:

Landscape: Located within the Cotswold Water Park

Historic: Within the wider setting of Tuckwell House (Grade II Listed, List Entry: 1155546).

Kempsford Conservation Area located beyond the southern boundary.

Biodiversity: Mature hedgerows forming strong field boundaries and tree belt along the northern boundary of the southern parcel.

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

Site Reference: R204	Settlement: Kempford
Description: Site R204 is located along the southern edge of Kempford, to the south of development along the High Street. The site lies within the Cotswold Water Park landscape and forms part of the lowland landscape associated with the River Thames corridor, which lies beyond the southern boundary of the site. The site is heavily vegetated and identified as Priority Habitat deciduous woodland, contributing strongly to local landscape character, biodiversity value and the verdant setting of the settlement edge. The dense vegetation creates a relatively enclosed and tranquil character distinct from the surrounding settlement and agricultural landscape. The site lies within the Kempford Conservation Area and is associated with Paradise Farm (List Entry: 1089455), which adjoins the site to the north. The woodland character and undeveloped nature of the site contribute positively to the historic setting of the farmstead, the old Thames and Severn canal along the southern boundary of the site and the wider historic village edge. The site lies within National Character Area 108 – Upper Thames Clay Vales, within the River Basin Lowland Landscape Character Type and TV1C Fairford and Lechlade Landscape Character Area. Historically, the site lies within Historic Landscape Character Type D1A – Riverine pasture, probably used as meadows, now largely enclosed and derived from former unenclosed cultivation.	
Evaluation:	HIGH SENSITIVITY
Justification: The site forms an important and sensitive component of the southern edge of Kempford, contributing significantly to the verdant landscape setting of the village within the Cotswold Water Park and wider Upper Thames lowland landscape. Natural character is a particularly important consideration in relation to this site. The Priority Habitat deciduous woodland contributes substantially to biodiversity value and the wooded character of the settlement edge. The mature vegetated nature of the site creates a distinct sense of enclosure and tranquillity that contrasts with the adjacent built development to the north. The site also has historic sensitivity due to its location within the Kempford Conservation Area and its relationship with Paradise Farm Listed Building. The undeveloped and wooded character of the site forms part of the historic rural setting and contributes positively to the appreciation of the historic settlement and canal edge. Although physically adjoining existing development, the site does not read as part of the developed settlement due to its dense vegetation cover and association with the	

wider River Thames corridor landscape beyond. Development within the site would therefore result in the loss of a distinctive and sensitive woodland landscape and erode the separation between the settlement and surrounding riverine landscape.

Whilst wider public visibility and recreational access are relatively limited due to the enclosed nature of the site and absence of nearby PRoWs, the combination of high ecological value, historic importance and contribution to settlement setting results in 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:	TV1C Fairford and Lechlade
Historic Landscape Character:	D1A – Riverine pasture, probably used as meadows

Constraints/Designations:

Landscape: Located within the Cotswold Water Park

Historic: Located within Kempsford Conservation Area and associated with Paradise Farm (List Entry: 1089455)

Biodiversity: Priority Habitat: Deciduous Woodland

Other (floodplain, PRoWs): Outside Flood Zones 2 and 3. No PRoWs cross the site or occur within close proximity.

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 22 – Lechlade-on-Thames



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District Council

Settlement character

- 1.1 Lechlade-on-Thames is located in the south eastern corner of the district where the A361 and the A417 cross 12 miles east of Cirencester shown by Figure L1. To the south of the town are the Thames and the Coln rivers. The present town has grown since the early Thirteenth Century following the building of St Johns Bridge which carried the road to London over the Thames. In the Sixteenth Century the town was the upper limit of navigation of the Thames.
- 1.2 The historic core of the town is located around Market Place, High Street, Burford Street, Sherborne Street and St John's Street. The main focus of the town is St Lawrence's Church which is also a major landmark on the floodplain of the Thames.
- 1.3 Most of the expansion of Lechlade-on-Thames has occurred to the north of the historic core and west of the A361; modern housing estates extend almost 2km as far as Horseshoe lake, a disused gravel working which provides a limit to further northwards expansion. 20c development south of Hambidge lane provides a particularly noticeable edge in the relatively open landscape.
- 1.4 Further development to the west is more piecemeal although a new roundabout has been located on the A417, ostensibly to access development. A garden centre to the west helps screen this edge of town from the wider landscape.

Landscape character

- 1.5 Lechlade-on-Thames lies within National Landscape Character Area 108, Upper Thames Clay Vales. The county assessment places the settlement within the River Basin Lowland landscape type and the Fairford and Lechlade LCA. The Cornbrash Lowlands rise gently to the north west.
- 1.6 Geologically, the area consists of sands and gravels on upper Jurassic clays. Most of the area is virtually flat although there is a minor rise to north east. To the south of the town lies the floodplain of the Thames with pasture land, low hedges and ditches with pollarded willows along the river bank in places. There are important views along the valley floor to the church, and this is one of the defining images of the town. The prominent Shelley's Walk, lined with a dense hedge and trees extends from the meadows south east of the town towards the Trout Inn. The Thames is well used for pleasure boating and the quay, pub and marina on the southern edge of the settlement form a strong leisure focus.

- 1.7 On the eastern and western edges of the town the landscape is dominated by arable agriculture with large fields. These fields extend right up to the edge of development. Approaching from Quenington there are clear views of the town across the fields. North east of the historic core of the town is the imposing Lechlade Manor which is set in parkland with large mature trees and mature boundary planting. Some limited housing development is currently taking place within the parkland, but this is unlikely to significantly adversely affect its character.
- 1.8 Immediately to the north is a large water body known as Horseshoe Lake which is fringed with riparian vegetation. This creates a northern limit to the development.

Relationship of the settlement with the surrounding landscape

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

Positive

- The relationship of the town and the church to the river, its corridor and undeveloped floodplain creates the essential setting of Lechlade-on-Thames. The town has a visually permeable edge with a substantial amount of trees and vegetation which ensure that it visually integrates with the floodplain landscape whilst accommodating leisure uses
- The slightly rising parkland landscape to the north east around and focussed on Lechlade Manor provides a positive historic landscape on the A417 eastern approaches.
- The A417 approach to the town from the west through Downington has attractive townscape qualities through the linear historic development of widely spaced houses and buildings, some listed, in large established and well vegetated plots.

Negative

- Modern development to the north of the town centre and west of the A361 has grown as a series of individual incremental developments accessed off the main road. These are generally not well integrated with the surrounding landscape and create a stark western edge to the town.
- The suburban character of the northern approach to the town centre detracts from the distinctive character of the settlement.

Landscape sensitivity considerations

1.9 The river meadows surrounding the town south of the A417 are important remnants of the area's historic landscape character given the amount of sand and gravel extraction that has occurred in the Thames Valley. They are also of key importance to the setting of the town allowing views to the spire and a setting for leisure and recreation including the Thames itself and the Thames Path. Therefore, this area should be protected.

1.10 The character of the parkland around Lechlade Manor is still distinctive complementing the listed building and should also be protected. However, the arable land to the north east and west of the town is widespread locally and has fewer limiting factors.

1.11 The ability of the landscape to accommodate further development is very limited south of the town, partially because of its intrinsic scale and character of the river and its corridor, but primarily because of the potential impact on the essential relationship between the settlement and the landscape. The landscape surrounding Lechlade Manor is also constrained in its ability to accept further development. To the north east and west the landscape is larger scale, enclosed in parts, and less sensitive visually. Consequently, it is more capable of accommodating development.

Constraints to be taken into account

1.12 The constraints are shown on Figure L2 and are summarised below:

- Conservation Area
- Historic Garden around St Lawrence's Church
- Extensive Scheduled Monuments to the west of the town
- Listed buildings and their settings including the church and Lechlade Manor.
- Thames Path running along the river to the south
- The floodplain of the Thames and Coln · Waterbodies north of the town.

Areas where development is not suitable

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

- The river and associated meadows to the south of the town because of their high visibility and importance to the town's and river's landscape setting.
- The grounds and associated parkland of Lechlade Manor because of their local significance as parkland contributing to the town's character.

Suggested environmental improvements

- 1.14 Opportunities for environmental improvement are limited. However, a key area where there is substantial potential for improvement is around the western edge of the town. There should be some discussion with landowners to identify potential for planting to help integrate the harsh edge of development into the landscape.

Figure A1: Context and Landscape Character Types and Areas

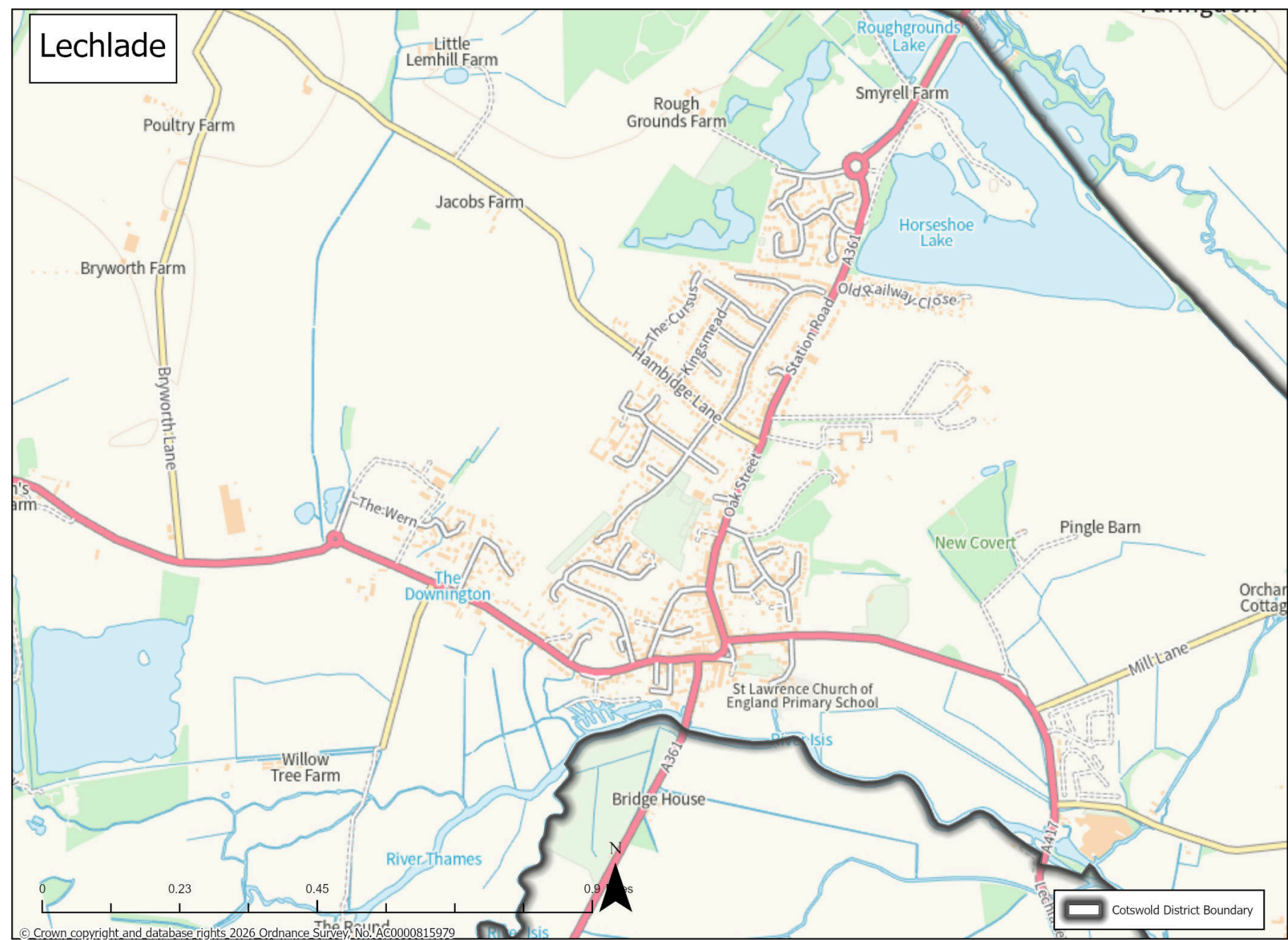


Figure A2: Constraints and Designations

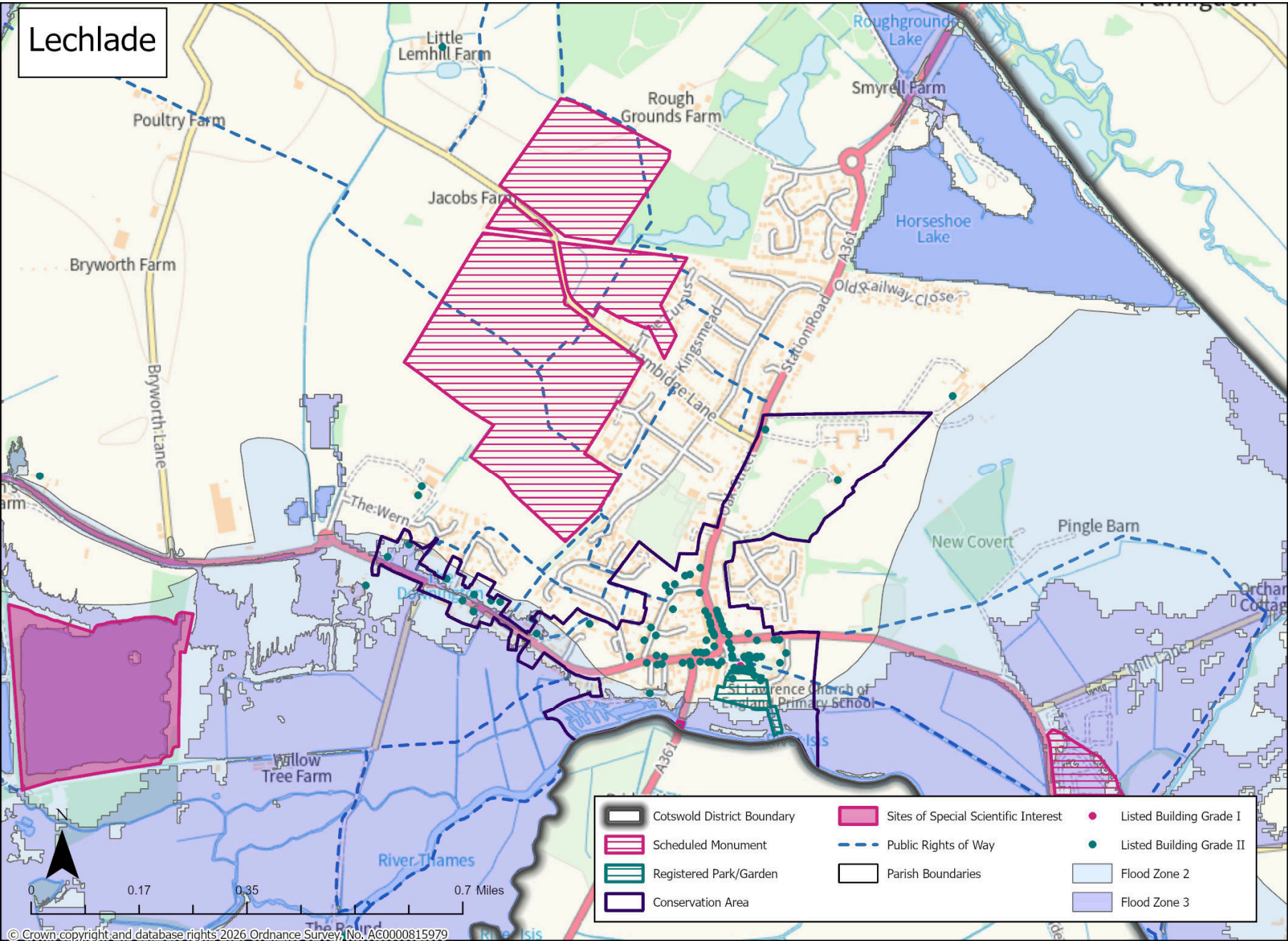
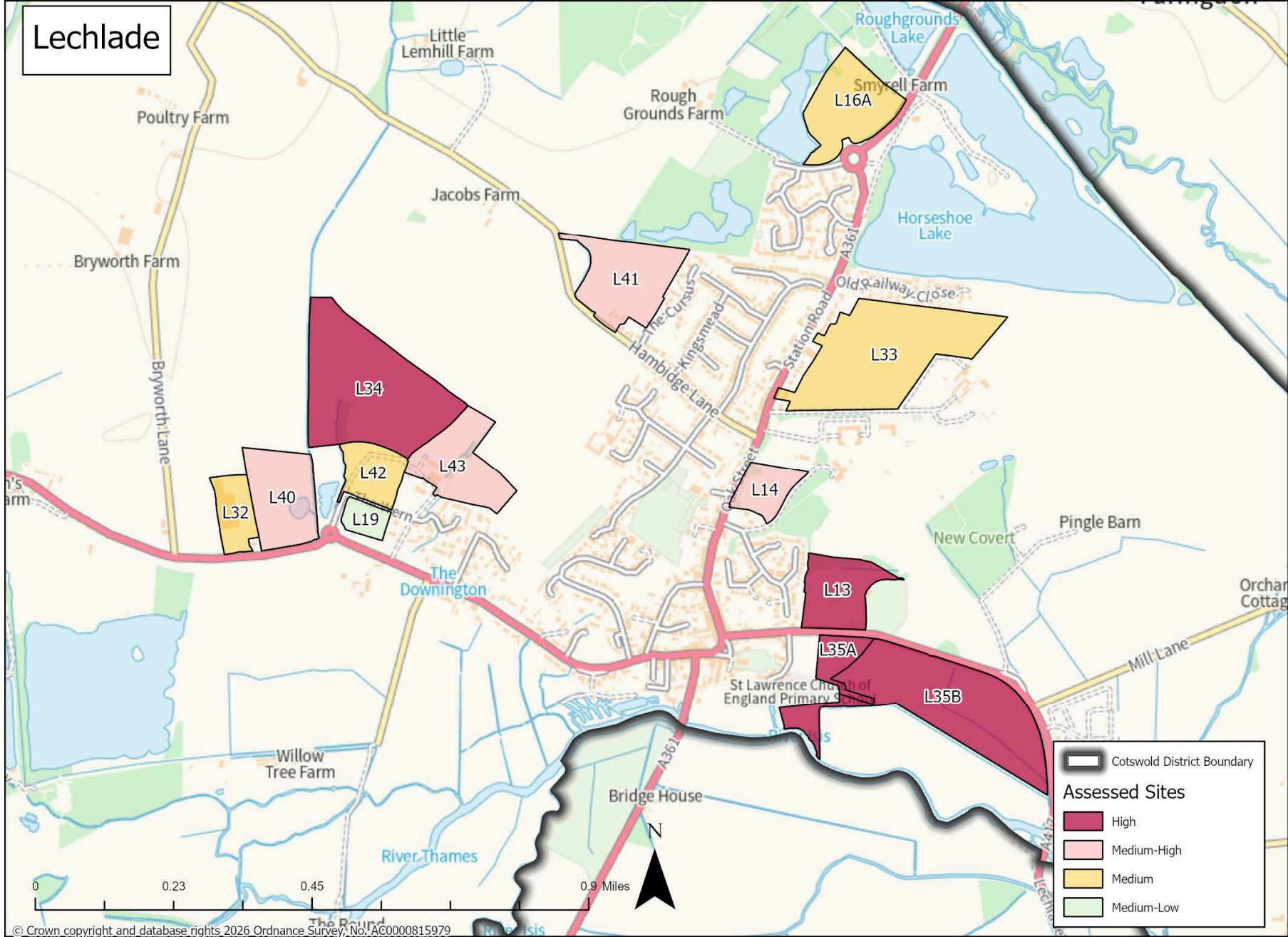


Figure A3: Assessed Sites and Site Sensitivity



Stage 2 Assessments

Site Reference: L13	Settlement: Lechlade
Description The site is located on the eastern edge of Lechlade and comprises a substantial area of low-lying pastoral parkland associated with Lechlade Manor. The land forms part of a larger, apparently unimproved pasture field characterised by specimen trees and an open estate landscape extending northwards towards the Manor House. The western boundary adjoins a modern residential estate separated by a ditch, whilst the southern boundary fronts the A417, where a stone wall and mature avenue of trees create a distinctive and attractive approach into the town. To the east lies a cricket ground and clubhouse which sit comfortably within the wider parkland setting. The site is highly visible from the A417 and from surrounding public footpaths, where views are experienced in the context of the wider estate landscape, Lechlade Manor and the church spire. The site makes an important contribution to the rural setting of the settlement and forms part of a distinctive area of historic parkland that provides an attractive transition between the built-up edge of Lechlade and the surrounding Thames Valley landscape.	
Evaluation:	HIGH SENSITIVITY
Justification: The site forms an integral role within the historic parkland landscape associated with Lechlade Manor and its contribution to the eastern setting of the settlement. The open pastoral character, specimen trees and estate features create a landscape of considerable local distinctiveness that would be fundamentally altered by development. The site is prominent in views from the A417, adjacent public rights of way and the wider surrounding landscape. Development would introduce built form into an area currently characterised by openness and would create a substantial extension of the settlement eastwards, resulting in the loss of a significant area of parkland and the erosion of the rural approach to Lechlade. The existing settlement edge is currently softened by mature vegetation and appears relatively recessive within the landscape. Development would disrupt this relationship and create a more visually intrusive and urbanised edge. The site also forms part of the setting of the Grade II listed Lechlade Manor, with the open parkland providing an important visual and historic relationship between the Manor and its surrounding landscape. Development would adversely affect the appreciation of the Manor within its designed landscape setting and diminish the contribution of the parkland to local character. The stone wall and mature trees along the A417 are important landscape features that reinforce the estate character and contribute positively to the approach into Lechlade.	

Whilst retention of these features would be essential, they would not overcome the fundamental adverse effects arising from the loss of parkland character and encroachment of development into this highly sensitive landscape.

Overall, the site is considered highly sensitive to development due to its landscape, visual and historic functions and is not considered suitable for significant residential expansion.

Landscape Context:

National Character Area:	Thames and Avon Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	Fairford and Lechlade
Historic Landscape Character:	Surviving post-medieval designed ornamental landscape

Constraints/Designations:

Landscape: none

Historic: Listed Lechlade Manor lies to the north. Lechlade Conservation Area lies to the south west.

Biodiversity: none

Other (floodplain, PROWs): PRoW located adjacent to and crossing parts of the site,

Site Reference: L14	Settlement: Lechlade
Description: The site lies to the east of Oak Street, the principal north–south route through Lechlade, and forms part of the wider grounds of Lechlade Manor, which includes the Convent of St Clotilde (Grade II, List Entry 1303277). The site also lies within the Lechlade Conservation Area and is in close proximity to Manor Lodge (Grade II, List Entry 1155614) located immediately to the north. Together, these features contribute to a well-preserved historic and parkland setting at the eastern approach to the settlement. The land is characterised by grassland with mature trees and ornamental planting typical of a post-medieval designed landscape. The southern part of the site comprises deciduous woodland (designated as Priority Habitat) that provides a sense of enclosure and ecological value. A strong tree belt and stone wall run along the roadside (eastern boundary), filtering views into the site and reinforcing its parkland setting. There is no public access within the site, and it is generally experienced from the adjacent road and within the Conservation Area. The site lies within National Character Area 108 – Upper Thames Clay Vales, within the River Basin Clay Vale Landscape Character Type, and at a local level forms part of the Fairford and Lechlade Settled Wetlands Landscape Character Area. The landform is relatively flat and consistent with the surrounding landscape, with mature vegetation providing a strong visual framework. Historically, the site falls within Historic Landscape Type F1 – Post-medieval designed ornamental landscape (Surviving post-medieval designed ornamental landscape), reflecting its origins as part of the designed grounds associated with Lechlade Manor.	
Evaluation:	MEDIUM-HIGH SENSITIVITY
Justification: The site forms part of the historic parkland setting of Lechlade Manor, lying within the Lechlade Conservation Area and closely associated with two Grade II listed buildings. Its mature tree cover, woodland, and open grassland are integral to the area’s historic landscape structure and contribute to the visual and experiential qualities that define this part of Lechlade. The Historic Landscape Type F1 – Post-medieval designed ornamental landscape emphasises its significance as a surviving example of designed estate grounds. Although public access is limited, the site contributes substantially to the town’s character, heritage setting, and sense of enclosure along Oak Street. The strong vegetative framework, stone boundary wall, and woodland structure limit wider visibility but reinforce the site’s parkland quality. Development would risk eroding the integrity of the designed landscape, diminishing the setting of heritage assets and the Conservation Area’s character. Overall, the site is assessed as having medium-high landscape sensitivity, primarily due to its historic and parkland value, mature vegetation, and contribution to the Conservation	

Area's form and identity.

Landscape Context:

National Character Area:	NCA 108 – Upper Thames Clay Vales
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Landscape Character Type:	River Basin Clay Vale
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Landscape Character Area:	Fairford and Lechlade Settled Wetlands
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Historic Landscape Character:	F1 – Post-medieval designed ornamental landscape
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Constraints/Designations:

Landscape: Not identified

Historic: Within Lechlade Conservation Area and in close proximity to Convent of St Clotilde (Grade II, List Entry 1303277) and Manor Lodge (Grade II, List Entry 1155614)

Biodiversity: Deciduous woodland (Priority Habitat) on site provides ecological value

Other (floodplain, PRoWS): No public access. Outside Flood Zones 2 and 3

Site Reference: L16A	Settlement: Lechlade
Description: The site lies on the northern edge of Lechlade, to the east of the A361, forming part of the low-lying landscape that transitions into the wider Cotswold Water Park. The land is flat and open, comprising unmanaged grassland with areas of developing scrub and scattered vegetation. The site's boundaries are well vegetated, with hedgerows and tree cover providing enclosure and limiting wider visibility. There is no public access within the site, and visibility is largely restricted to roadside views from the A361. An isolated dwelling lies to the north-east corner, with limited filtered visibility across the site through intervening vegetation. To the north and east, the landscape contains several lakes forming part of the Cotswold Water Park, including the Edward Richardson & Phyllis Amey (ERPA) Nature Reserve (Lakes 119 and 122), which is also a Site of Special Scientific Interest (SSSI) and designated Local Green Space (LGS). This reserve supports wet woodland, scrub, and open water habitats that attract a diverse range of bird species throughout the year. The site lies within National Character Area 108 – Upper Thames Clay Vales, within the River Basin Clay Vale Landscape Character Type, and at a local level forms part of the Fairford and Lechlade Settled Wetlands Landscape Character Area as defined in the Cotswold Water Park Landscape Character Assessment. The land is typical of the area's low-lying, wetland landscape that has become increasingly defined by lakes, pasture, and scrub associated with the Water Park's post-extraction landscape mosaic.	
Evaluation:	MEDIUM SENSITIVITY
Justification: The site occupies a low-lying, semi-natural landscape on the edge of Lechlade, forming part of the wider mosaic of the Cotswold Water Park. Its unmanaged grassland and developing scrub contribute to local ecological value and connectivity with the nearby Edward Richardson & Phyllis Amey (ERPA) Nature Reserve, which provides important wetland habitats for wildlife. Although the site itself is relatively enclosed and of limited visual prominence, its natural qualities and ecological context elevate sensitivity. From a landscape perspective, the site is typical of the River Basin Clay Vale and Fairford and Lechlade Settled Wetlands character areas, where flat terrain, restored landform, and wetland habitats dominate. There is minimal public access and intervisibility with surrounding land, specifically the roadside, but the site contributes to the overall character and biodiversity network of the Water Park. While historic and visual sensitivities are relatively low due to the site's former industrial use and containment, its ecological value and role within the wetland landscape support a classification of medium landscape sensitivity.	
Landscape Context:	

National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Clay Vale
Landscape Character Area:	Fairford and Lechlade Settled Wetlands
Historic Landscape Character:	H1 – Industrial site (former mineral extraction area)
Constraints/Designations: Landscape: None identified Historic: None identified Biodiversity: Within the Cotswold Water Park. Adjacent to the Edward Richardson & Phyllis Amey (ERPA) Nature Reserve (Lakes 119 and 122), SSSI and LGS. Other (floodplain, PRowS): Outside Flood Zones 2 and 3. No PRowS within site.	

Site Reference: L19		Settlement: Lechlade	
Description: the 0.95 ha site and associated sites L31B-C are unmanaged grassland. The sites are bound by the A417 to the south with Green Farm beyond. There is further agricultural land to the east, north and west. A garden centre is located further to the west. There are residential uses to the south-east. The site is allocated for residential development in the adopted Local Plan and is located inside the Lechlade development boundary, as defined by the Local Plan proposals map. The principle of developing this site is also supported by the Lechlade Neighbourhood Plan (adopted July 2016).			
Evaluation:		MEDIUM-LOW SENSITIVITY	
Justification: The site has been prepared for development and therefore any intrinsic value or character has been removed. It is susceptible to housing development in as much as it is on the western edge of the settlement and would be the first settlement built form visible from this direction. It is therefore essential that any development reflects this gateway role addressing the A417 appropriately with mitigation to soften its appearance. It is noted that the Conservation Area to the east is characterised by loose well-spaced dwellings in large gardens with mature trees and shrubs. Therefore, at least the proposed frontage along the A417 should reflect this as far as possible.			
Landscape Context: The parcel was previously assessed as part of the ‘Study of land surrounding Key Settlements in Cotswold District Update’ (Cotswold District Council and White Consultants, October 2014 see below) report.			
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: TV1C Fairford and Lechlade	
Historic Landscape Character:		-	
Constraints/Designations: Landscape: None Historic: The Lechlade Conservation Area abuts the boundary of parcel L19 Biodiversity: The sites are all located in a Site of Special Scientific Interest (SSSI) Impact Risk Zone, where development of 10 or more dwellings outside settlement boundaries require further assessment to understand whether the impact of their development would be acceptable or any required mitigation. The sites are also all located within the Cotswold Water Park Nature Recovery Plan Area An Ecological Assessment was undertaken on this site in support of the withdrawn planning application on this site (ACD Ecology, June 2014). This found the site to contain semi-improved grassland with varying sward heights with damper areas. There were areas of scrub within the site and a ditch along the southern boundary The survey undertaken on L19 identified opportunities on site for reptiles, breeding birds, water vole, barn owl foraging / roosting and bat foraging / roosting within and around			

the sites. The surveys are now six years old and would require refreshing. However, they are indicative of the types of species that may be present

Other (floodplain, PRow): No PRow. No TPO.

Site Reference: L32	Settlement: Lechlade
Description: The site lies in a detached and isolated position north of the A417, to the west of Lechlade and east of Bryworth Lane. It is currently occupied by a garden centre, comprising a mix of hardstanding, structures, display areas, and small-scale buildings set within a framework of trees and vegetation. The site is brownfield in character but has the appearance of a low-key commercial use typical of a rural setting, with limited visual impact on the wider landscape. Tree belts along the boundaries provide strong visual containment, restricting both inward and outward views. As a result, public visibility is minimal, limited to brief glimpses from the A417 and local access roads. The southern boundary of the site lies within Flood Zone 2, while the remainder of the site sits above this level. A single residential dwelling lies to the south-east of the site, partially screened by vegetation. The site contains a mature horse chestnut tree protected under TPO reference 06/00267/TPO, located close to the site access. The surrounding landscape is open and rural, consisting of fields, hedgerows and occasional farmsteads typical of the area's countryside edge character. The site lies within National Character Area 108 – Upper Thames Clay Vales, within the River Basin Clay Vale Landscape Character Type, and the Fairford and Lechlade Settled Wetlands Landscape Character Area as defined in the Cotswold Water Park Landscape Character Assessment.	
Evaluation:	MEDIUM SENSITIVITY
Justification: The site's landscape sensitivity is moderated by its existing brownfield use, strong vegetated enclosure, and limited visibility from surrounding roads or public viewpoints. Its use as a garden centre introduces built elements and activity consistent with a rural commercial enterprise, meaning the land has already experienced a significant degree of change from its original agricultural form. However, despite the enclosed character and limited natural value within the site itself, its isolated position north of the A417 means that further intensification could risk introducing a more conspicuous element into the rural landscape. Given the site's contained character, brownfield condition, and low public visibility, the overall landscape sensitivity is judged as medium, with susceptibility primarily influenced by its rural isolation and proximity to the open countryside rather than intrinsic landscape quality.	
Landscape Context:	
National Character Area:	NCA 108 – Upper Thames Clay Vales

Landscape Character Type:	River Basin Clay Vale
Landscape Character Area:	Fairford and Lechlade Settled Wetlands
Historic Landscape Character:	A2 – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: None identified Historic: None identified Biodiversity: Within the Cotswold Water Park. TPO-protected horse chestnut tree (06/00267/TPO) near site access. Other (floodplain, PRowS): Southern boundary within Flood Zone 2. No PRowS within or adjacent to the site.	

Site Reference: L33		Settlement: Lechlade	
Description: The 9.09 ha site is a large arable field with flat topography on the north-eastern edge of Lechlade. The parcel is located to the east of the Lechlade settlement and is bordered to the north and west by the Lechlade development boundary. The parcel is characterised as an agricultural field within arable cultivation. It forms part of a wider field network that is present around the settlement. Beyond the northern and western boundaries is existing built form within the settlement. There is little vegetation on these edges to filter and soften the appearance of the built form. This gives the settlement edge in this location a fairly stark appearance. Hedgerow and a private farm access road are present to the south with designed gardens and the Lechlade Conservation Area beyond. Some development is present within this land and is characterised as large country houses. The eastern boundary is partially open to the neighbouring field network. The rest of the eastern boundary is comprised of Manor Farm and its curtilage. This farm complex has been diversified to offer a range of alternative domestic and commercial uses. There are no PRow within or on the boundaries of the parcel. There are limited public vantage points in the local landscape from where the site can be viewed. This will limit the visual envelope of the parcel. The most prevalent public views are from the residential development to the north and between the development to the west. The lane to the south of the parcel is private.			
Evaluation:		MEDIUM SENSITIVITY	
Justification: The parcel is located on the edge of the settlement where domestic built form is present beyond the northern and western boundaries, it is also present to the south at a very low density. Development of the parcel would increase this residential context and expand the settlement edge. Due to its location and surrounding context this expansion is unlikely to appear as a protrusion into the wider open and rural landscape. There are limited public vantage points that the parcel can be viewed from; new residential development is unlikely to appear as incongruent in this location due to the surrounding context. The parcel is considered to have Medium landscape sensitivity due to the above factors. There is an opportunity to create and enhance robust Green Infrastructure corridors within and around the parcel. This would also help to soften the edges of any development which could be an improvement on the existing exposed settlement edge.			
Landscape Context:			
National Character Area:		NCA 108: Upper Thames Clay Vales	
Landscape Character Type:		River Basin Lowland	
Landscape Character Area:		TV1C Fairford and Lechlade	
Historic Landscape Character:		-	
Constraints/Designations: Landscape: None Historic: No Listed Buildings.			

Biodiversity: The site is within the Cotswold Water Park Nature Improvement Area and the Cotswold Water Park Nature Recovery Plan Area. It is also within a Site of Special Scientific Interest Impact Risk Zone, where any residential development outside development boundaries requires further specialist assessment to understand the impact and necessary mitigation measures.

A Site of Special Scientific Interest has been notified on land located 70m to the north of the site. There are also areas of Priority Habitat (deciduous woodland) located to the north and south.

The site is a large arable field, which in isolation is unlikely to have significant ecological value, although further assessment would be required to confirm this.

There is an area of unmanaged grassland to the west of the site, which currently provides a wildlife corridor. The outgrown hedgerow to the south of the site also provides a wildlife corridor.

Other (floodplain, PRowS): No PRow. No TPO

Site Reference: L34		Settlement: Lechlade	
Description: The sites have a prominent location on the western approach into Lechlade on land with flat topography. L34 is mostly an arable field, although there is a substantial belt of trees and a spring within the site. The spring feeds a stream, which runs southwards along a drainage ditch to the west of the sites. The parcel is located to the west of the settlement and to the north of the A417. A mix of land usage is present. It is not located within any qualitative landscape designation. To the north, south and west is an agricultural context that is characteristic of the landscape around the settlement. A short distance to the west is an isolated commercial plant nursery. To the east is a combination of recent and pre 21st Century residential development within the Lechlade settlement. L34 is comprised of a single irregularly shaped arable field that is located to the north of the other parcels. Its location away from the settlement edge sites it within the rural agricultural context that surrounds the Lechlade settlement. Hedgerow of varying quality bounds the field and some trees are present; a number of these are the subject of TPO. In addition to the arable land there is also a small copse/woodland within the parcel. This is also subject to TPO. Views from Lechlade Footpath 6 and others to the north look straight across the parcel.			
Evaluation:		HIGH SENSITIVITY	
Justification: The parcel has susceptibility to change through housing development due to its position within open countryside. Development would represent encroachment into the characteristically rural landscape around the Lechlade settlement and form a prominent addition to views. Development of the parcel would appear as a protrusion from the edge of the settlement. The hedgerows and woodland/copse within the parcel are important landscape features that tie the parcel to the surrounding context through the wider hedgerow provision in the area. The hedgerows around the parcel do provide some filtering of views from the public footpaths to the north although this is limited due to the size of the hedgerows. Development here would create a prominent and uncharacteristic addition to the local landscape. The parcel is considered to have High landscape sensitivity due to the above factors.			
Landscape Context:			
National Character Area:		NCA 108: Upper Thames Clay Vales	
Landscape Character Type:		River Basin Lowland	
Landscape Character Area:		TV1C Fairford and Lechlade	
Historic Landscape Character:		-	
Constraints/Designations: Landscape: None Historic: L34 abuts a scheduled monument Biodiversity: The site is located in a Site of Special Scientific Interest (SSSI) Impact Risk Zone. It is also located within the Cotswold Water Park Nature Recovery Plan Area. L34 is mostly an arable field, which also is unlikely to contain significant biodiversity but also would require a survey to confirm this. This site, however, contains a large belt of			

damp woodland and a stream, which are of ecological interest. The site is also bound by a hedgerow on all sides.

Other (floodplain, PRow): No PRow within or on the boundaries of the parcel. The hedgerow boundary between L31C and L34 contains eight trees protected by a Tree Preservation Order, which are a mixture of Field Maple and Oak. The belt of trees in the southern part of L34 is protected by an area wide Tree Preservation Order. Flood Zones present within some of the parcels and the local area.

Site Reference: L35A		Settlement: Lechlade	
Description:			
L35A is located to the south of the A417 on the eastern edge of Lechlade. The site is physically separated from the main built-up area and reads as part of the open river valley landscape rather than as an extension of the settlement. It comprises flat grassland associated with former riverine pasture, with enclosure provided by a tree belt along the A417 to the north and mature trees to the western boundary. The eastern boundary is relatively arbitrary, broadly aligned with the Flood Zone 2 extent. The site adjoins the Lechlade Conservation Area along part of its western edge, with the school located beyond the south-western boundary. Public access is present in the wider landscape, with PRow Footpath 33 running close to the southern boundary. The parcel lies within the Cotswold Water Park and forms part of the wider floodplain and river corridor landscape associated with the Thames catchment. The site falls within the River Basin Lowland Landscape Character Type, specifically the TV1C Fairford and Lechlade Landscape Character Area. The Historic Landscape Character is D1A Riverine pasture, probably used as meadows, now largely enclosed and derived from former unenclosed land.			
Evaluation:		HIGH SENSITIVITY	
Justification:			
L35A occupies a sensitive position within the river basin landscape east of Lechlade, forming part of the open floodplain setting to the settlement and adjoining the Conservation Area. Although relatively flat and simple in landform, its separation from the built-up area, important habitats and its role within the Cotswold Water Park give it a distinct countryside character. Development would extend the settlement eastwards into a riverine pasture landscape that currently forms a clear transition between Lechlade and the wider valley. The presence of PRow Footpath 33, the historic river meadow character, and proximity to the Conservation Area increase susceptibility. While containment from tree belts moderates wider visual impact, the site's settlement-edge role, habitat value, recreational context, and historic associations support 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:		TV1C Fairford and Lechlade	
Historic Landscape Character:		D1A – Riverine pasture	

Constraints/Designations:

Landscape: Cotswold Water Park

Historic: Adjoins Lechlade Conservation Area

Biodiversity: Floodplain grazing marsh priority habitat and tree belts associated with river corridor

Other (floodplain, PRowS): Eastern boundary aligned with Flood Zone 2. PRow Footpath 33 close to southern boundary.

Site Reference: L35B		Settlement: Lechlade	
Description:			
The site sits beyond on the eastern edge of the settlement separated from the current built edge by a pasture field and a gappy outgrown hedge with trees. It is made up of three unimproved pastoral fields, with remnant ridge and furrow, which lies just above the floodplain on the flat valley floor of the Thames. To the south, the site is defined by a well-used public footpath, the Bridge Walk, and has no currently defined eastern boundary. To the south of the footpath there is an outgrown hedgerow and to the north there are mature trees along the A417 road. The site is high visible in views from the east along the A417 approaches and the public footpath. Any development would be prominent from these views and noticeable above the hedgerow when viewed from the Thames Path along the Thames to the south. The current settlement edge is recessive and positive with listed buildings complemented by mature vegetation. Lechlade Manor to the north is a local feature.			
Evaluation:		HIGH SENSITIVITY	
Justification:			
The site is in a highly visible location on the eastern edge of the settlement visible from the Thames Path to the south, the adjacent footpath and the A417. The value of the site is as part of the unspoilt setting to the Conservation Area and views of the town with its distinctive spire from the east. Any remnant ridge and furrow and unimproved pasture is also intrinsically of value. Any development would be detached from the settlement and would significantly extend built form to the east. Overall, the site is considered highly sensitive.			
Landscape Context:			
National Character Area:		NCA 108 – Upper Thames Clay Vales	
Landscape Character Type:		River Basin Lowland	
Landscape Character Area:		TV1C Fairford and Lechlade	
Historic Landscape Character:		D1A – Riverine pasture, probably meadows now largely enclosed	
Constraints/Designations:			
Landscape: Cotswold Water Park			
Historic: Lechlade Conservation Area lies directly to the west.			
Biodiversity: Floodplain grazing marsh priority habitat and tree belts associated with river corridor			
Other (floodplain, PROWS): PROW runs along southern boundary.			

Site Reference: L40		Settlement: Lechlade	
Description:			
L40 is located to the west of Lechlade, north of the A417 and immediately east of an existing garden centre. The site lies beyond the defined settlement edge and forms part of the rural western approach into the town, contributing to the sense of a green gateway from this direction. The parcel is generally flat. Strong mature hedgerows and hedgerow trees enclose much of the site, including three TPO trees on the north-western boundary. A pond is located within the site, surrounded by trees and shrubs, and a ditch runs along the western boundary, adding ecological and landscape interest. The southern part of the site comprises grassland, with the remainder in arable use. Importantly, part of the southern boundary is open to the A417, allowing clear views into the site and reinforcing its role as part of the green and pastoral foreground to the settlement. Although there are no PRoWs crossing the site, there is evidence of an informal pedestrian desire line providing access towards the garden centre. The site lies within Flood Zone 2 and falls within the River Basin Lowland Landscape Character Type, specifically the TV1C Fairford and Lechlade Landscape Character Area. The Historic Landscape Character is A2 Former unenclosed cultivation, now enclosed, with enclosure patterns partly reflecting earlier cultivation.			
Evaluation:		MEDIUM-HIGH SENSITIVITY	
Justification:			
L40 occupies a sensitive position on the western approach to Lechlade, forming part of the green gateway into the settlement. The partially open southern boundary allows clear views from the A417, reinforcing its role as pastoral foreground to the town and contributing to the rural transition into the settlement. The site contains notable natural features including mature hedgerows, TPO trees, a pond and ditch corridor, and is partly within Flood Zone 2. These features increase ecological and environmental sensitivity. Its location beyond the established settlement boundary elevates susceptibility in terms of form and settlement setting, particularly as development would extend built form further into open countryside. Although the presence of the A417 and adjacent garden centre introduces some urban fringe influence, this does not outweigh the site’s role in maintaining a green approach and separation from the wider rural landscape. On balance, the combination of gateway function, natural features, and edge-of-settlement position supports an overall judgement of Medium-High landscape sensitivity.			
Landscape Context:			
National Character Area:		NCA 108 – Upper Thames Clay Vales	

Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C Fairford and Lechlade
Historic Landscape Character:	A2 – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: Cotswold Water Park beyond the A417 Historic: Within the wider setting of Lechlade Conservation Area Biodiversity: Pond, ditch corridor, mature hedgerows, TPO trees Other (floodplain, PRowS): Flood Zone 2 extends across the site. No formal PRowS, though evidence of informal pedestrian access.	

Site Reference: L41	Settlement: Lechlade
Description: L41 is located to the north-east of Hambridge Lane on the western edge of Lechlade. The site comprises relatively flat pastoral grassland enclosed by mature hedgerows, with trees and shrubs along the western boundary. The eastern boundary is defined by a hedgerow separating the site from residential development along The Cursus, where filtered views are available through gaps in vegetation and from upper floor windows. To the south-east, the site adjoins a commercial/employment area, introducing an urban fringe influence to part of its setting. To the north, the site is bounded by Priority Habitat Deciduous Woodland and the Richardson and Amey Nature Reserve and SSSI, which provide strong ecological value and landscape containment. The parcel reads as a rural edge landscape, forming part of the transitional countryside setting beyond the built-up area. PRoWs cross the site, including Footpath 9 running north–south and Footpath 8 along the northern edge, increasing public access and experiential sensitivity. The site lies partly within the Cotswold Water Park. It is not located within Flood Zones 2 or 3. The site falls within the River Basin Lowland Landscape Character Type, specifically the TV1C Fairford and Lechlade Landscape Character Area. The Historic Landscape Character is A3x Former unenclosed cultivation now enclosed, reflecting regular organised enclosure that does not strongly express earlier unenclosed patterns. The majority of the site also forms part of the Multi-period settlement, cemetery, and ceremonial complex W of Lechlade Scheduled Monument (List Entry Number: 1003434).	
Evaluation:	MEDIUM-HIGH SENSITIVITY
Justification: L41 occupies a transitional settlement-edge position, retaining pastoral character and a clear sense of rurality while remaining closely associated with existing residential development along The Cursus. The presence of the Scheduled Monument increase the site’s heritage value, whilst PRoWs crossing the site increases public exposure and recreational value. Similarly, being adjacent to Priority Habitat woodland and the Richardson and Amey Nature Reserve/SSSI increases ecological sensitivity. However, the site is relatively flat, enclosed, and visually connected to the built-up edge. The adjacent scrapyard/storage area and surrounding residential context moderate its overall landscape susceptibility when compared to more isolated countryside parcels. While it contributes to the rural fringe character and green edge of Lechlade, development would consolidate rather than significantly disrupt the wider landscape structure. On balance, the combination of settlement-edge association, historic sensitivity, recreational access, ecological context and containment supports an overall judgement	

of Medium-High landscape sensitivity.

Landscape Context:

National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Lowland
Landscape Character Area:	TV1C Fairford and Lechlade
Historic Landscape Character:	A3x – Former unenclosed cultivation now enclosed

Constraints/Designations:

Landscape: Partly within the Cotswold Water Park

Historic: Forms part of the Multi-period settlement, cemetery, and ceremonial complex W of Lechlade Scheduled Monument (List Entry Number: 1003434).

Biodiversity: Priority Habitat Deciduous Woodland and Richardson and Amey Nature Reserve and SSSI to the north;. Strong hedgerow on roadside boundary.

Other (floodplain, PRowS): PRow Footpath 9 crosses the site north–south. PRow Footpath 8 runs along the northern boundary. Not within Flood Zones 2 or 3.

Site Reference: L42		Settlement: Lechlade	
Description:			
L42 is located on the western edge of Lechlade, to the north of The Wern and set back from the A417. The site comprises relatively flat rough grassland, with an open southern boundary to The Wern. Residential development lies to the south-east, while a tree belt defines the northern boundary, with filtered views through to arable farmland beyond. Although influenced by nearby highway infrastructure, the site is set back from the A417 and enclosed by vegetation, meaning it is generally perceived as a discrete parcel rather than read in direct combination with the wider residential development. The site retains a sense of rural edge character despite its proximity to the settlement. Immediately to the east are the Grade II listed Butlers Court with Gatepiers and Wall to South East (List Entry: 1341300) and Stables immediately behind Butler’s Court to the north-west (List Entry 1341319). The site also forms part of the setting of the Lechlade Conservation Area, albeit partially screened by intervening vegetation. The site is not located within Flood Zones 2 or 3, and no PRoWs cross the parcel. The site falls within the River Basin Lowland Landscape Character Type, specifically the TV1C Fairford and Lechlade Landscape Character Area. The Historic Landscape Character is A2 Former unenclosed cultivation now enclosed, with enclosure patterns partly reflecting earlier agricultural use.			
Evaluation:		MEDIUM SENSITIVITY	
Justification:			
L42 occupies a contained settlement-edge location that retains elements of rural character despite proximity to residential development and the A417 corridor. The site’s enclosure by hedgerows and tree belts moderates wider visual influence and means it is perceived as an isolated parcel set back from the highway. Sensitivity is elevated by its role in the setting of the Grade II listed Butlers Court, Stables behind Butler’s Court and Conservation Area and by its contribution to the green edge of the settlement. However, flat topography, lack of public access, and the moderating influence of adjacent infrastructure reduce overall susceptibility when compared with more open or publicly accessible landscapes. On balance, the combination of settlement-edge context, limited visual prominence, and moderate historic and natural associations supports an overall judgement of Medium landscape sensitivity.			
Landscape Context:			
National Character Area:		NCA 108 – Upper Thames Clay Vales	
Landscape Character Type:		River Basin Lowland	
Landscape Character Area:		TV1C Fairford and Lechlade	

Historic Landscape Character:	A2 – Former unenclosed cultivation now enclosed
Constraints/Designations: Landscape: None identified Historic: Setting of Grade II listed Butlers Court with Gatepiers and Wall to South East (List Entry: 1341300), Stables immediately behind Butler’s Court (List Entry 1341319), Conservation Area and Multi-period settlement, cemetery, and ceremonial complex W of Lechlade Scheduled Monument (List Entry Number: 1003434). Biodiversity: Semi mature trees and hedgerows Other (floodplain, PRowS): No PRowS crossing site. Not within Flood Zones 2 or 3.	

Site Reference: L43	Settlement: Lechlade
Description: The site comprises grassland and farm buildings and associated land located to the west of Lechlade, forming part of the open landscape that frames the western approach to the town. The land is relatively flat, with areas of informal walking and cycling access, indicating that the fields are locally valued for amenity and recreation. The church spire and cemetery are visible in the eastern part of the site, contributing to the sense of connection with the historic core of Lechlade. Residential development to the north and east is visible beyond the site boundaries, while housing to the south is largely screened by mature vegetation. Road infrastructure to the south-west introduces a degree of movement and noise, though the site retains a semi-rural character with localised visibility. Mature trees and hedgerows form field boundaries, including a tree belt with an individual Tree Preservation Orders (TPOs) close to the southern boundary. The site includes part of Butlers Court Farm and adjoins Butlers Court with Gatepiers and Wall to South East (List Entry: 1341300) and the Stable immediately behind Butlers Court to the North-West, Grade II Listed Building (List Entry 1341319). To the west, the site abuts the Multi-period Settlement, Cemetery and Ceremonial Complex Scheduled Monument (List Entry 1003434), which adds considerable historic and archaeological sensitivity. The site lies within National Character Area 108 – Upper Thames Clay Vales, within the River Basin Clay Vale Landscape Character Type and the Fairford and Lechlade Settled Wetlands Landscape Character Area (Cotswold Water Park LCA).	
Evaluation:	MEDIUM-HIGH SENSITIVITY
Justification: The site forms an important part of the western approach to Lechlade, contributing to the historic and visual setting of the town and providing a transitional open space between the settlement and the wider countryside. Its flat grassland character, mature trees and boundary vegetation, and proximity to heritage assets such as the Scheduled Monument and listed buildings at Butlers Court Farm elevate its historic and contextual sensitivity, particularly across the northern and central parts of the site. Views from PRow Footpath 6 to the north are open and extensive, providing clear visibility across the landscape and towards the settlement edge, reinforcing sensitivity in this area. The southern and south-western areas, however, are more influenced by nearby housing and road infrastructure, and display a more enclosed and developed context, resulting in lower relative sensitivity. Overall, the site's medium-high sensitivity reflects this variation across the land parcels — with northern and eastern sections contributing strongly to the town's historic	

setting, visual character and sense of openness, while southern and south-western sections are less sensitive due to enclosure and presence of existing infrastructure.

Landscape Context:

National Character Area:	NCA 108 – Upper Thames Clay Vales
Landscape Character Type:	River Basin Clay Vale
Landscape Character Area:	Fairford and Lechlade Settled Wetlands
Historic Landscape Character:	A2 – Former unenclosed cultivation now enclosed

Constraints/Designations:

Landscape: None identified

Historic: Adjacent to Multi-period Settlement, Cemetery and Ceremonial Complex Scheduled Monument (List Entry 1003434); Adjacent to Butlers Court with Gatepiers and Wall to South East (List Entry: 1341300) and Stable immediately behind Butlers Court to North-West (List Entry 1341319).

Biodiversity: Partly within the Cotswold Water Park. Individual TPO as part of larger tree belt.

Other (floodplain, PRowS): PRow Footpath 6 beyond the northern boundary provides open views across the site; PRow Footpath 11 to the south-east of the site.

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 23 – Longborough



COTSWOLD
District Council

Settlement character

- 1.1 Longborough is a small village located just off the A424, 3km North of Stow-on-the-Wold.
- 1.2 The settlement was named after the Long Barrow above the village. The Church of St James dates from the 12th century and its elevated position offers scenic views across the surrounding countryside.
- 1.3 Later residential development has expanded the village, whilst industrial and employment development on the eastern edge introduces a more utilitarian character that contrasts with the predominantly rural and historic character of the settlement.

Landscape character

- 1.4 The settlement is within the Cotswolds National Character Area 107. Longborough is classified within the Limestone Hills and Limestone Plateau landscape types. These landscape types reflect Longborough's position within the gently rolling limestone hills, patchwork fields, dry stone walls and scattered woodland setting.
- 1.5 The area is part of a wider landscape typology within Gloucestershire's Landscape Character Assessment which identifies the regions exceptional diversity with its varied geology and historical land use patterns.

Relationship of the settlement with the surrounding landscape

Positive

- Strong visual relationship with the surrounding rolling countryside and the Evenlode Valley.
- Elevated position provides a distinctive sense of place and contributes to local identity.
- Historic limestone buildings and St James Church form important landmarks within the landscape.
- Mature trees, hedgerows, woodland and dry stone walls provide a strong landscape framework around the settlement.
- The village remains clearly separated from neighbouring settlements and retains a strongly rural character.
- Extensive views from the settlement contribute to its scenic quality and appreciation of the wider Cotswold landscape.

Negative

- Elevated and exposed locations around the village are visually sensitive to further development.
- The introduction of suburban boundary treatments and domestic features has locally eroded traditional rural character.
- Development on higher ground has the potential to affect important views to and from the settlement.

Landscape sensitivity considerations

- 1.6 Longborough exhibits generally high landscape sensitivity owing to its elevated position, strong relationship with the surrounding landform and visibility within the wider landscape. The village occupies a prominent location within a transitional area between the High Wold, Farmed Slopes and Pastoral Lowland Vale landscapes, each of which contributes to its setting and character.
- 1.7 The surrounding landscape displays many characteristic Cotswold features including rolling topography, dry stone walls, mature hedgerows, scattered woodland and historic field patterns. These elements contribute to landscape distinctiveness and are sensitive to change.
- 1.8 The elevated slopes surrounding the village allow extensive views across the wider countryside and increase intervisibility between the settlement and surrounding landscapes. Development on exposed edges has the potential to alter the settlement's relationship with the landscape, affect skyline views and diminish the rural character of the village setting.
- 1.9 Particular sensitivity arises from the contribution of the surrounding agricultural land to the setting of the historic core and St James Church, together with the importance of undeveloped slopes in maintaining the village's distinct identity and separation from surrounding settlements.

Constraints to be taken into account

- 1.10 The constraints are shown on Figure A2 and are summarised below:
- Cotswolds National Landscape
 - Conservation Area and numerous listed buildings.
 - St James Church and its wider landscape setting.
 - Prominent elevated land and visually exposed slopes surrounding the settlement.

- Areas of archaeological interest, including the long barrow from which the settlement derives its name.

Areas where development is not suitable

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

- Prominent elevated land and exposed slopes forming the skyline or backdrop to the settlement.
- Land which contributes significantly to the setting of the Conservation Area, St James Church and other heritage assets.
- Areas that would adversely affect important views into, out of or across the village.
- Land that would result in the erosion of the clear distinction between the settlement and surrounding countryside.

Areas for environmental improvement

1.12 The following environmental improvements are suggested:

- Conservation and restoration of traditional dry stone walls.
- Reinforcement of native hedgerow networks and hedgerow trees.
- Enhancement and management of woodland and tree belts surrounding the settlement.
- Sensitive management of settlement edges to reinforce rural character and avoid suburbanisation.
- Conservation of traditional landscape features and historic field patterns.

Figure A1: Context and Landscape Character Types and Areas

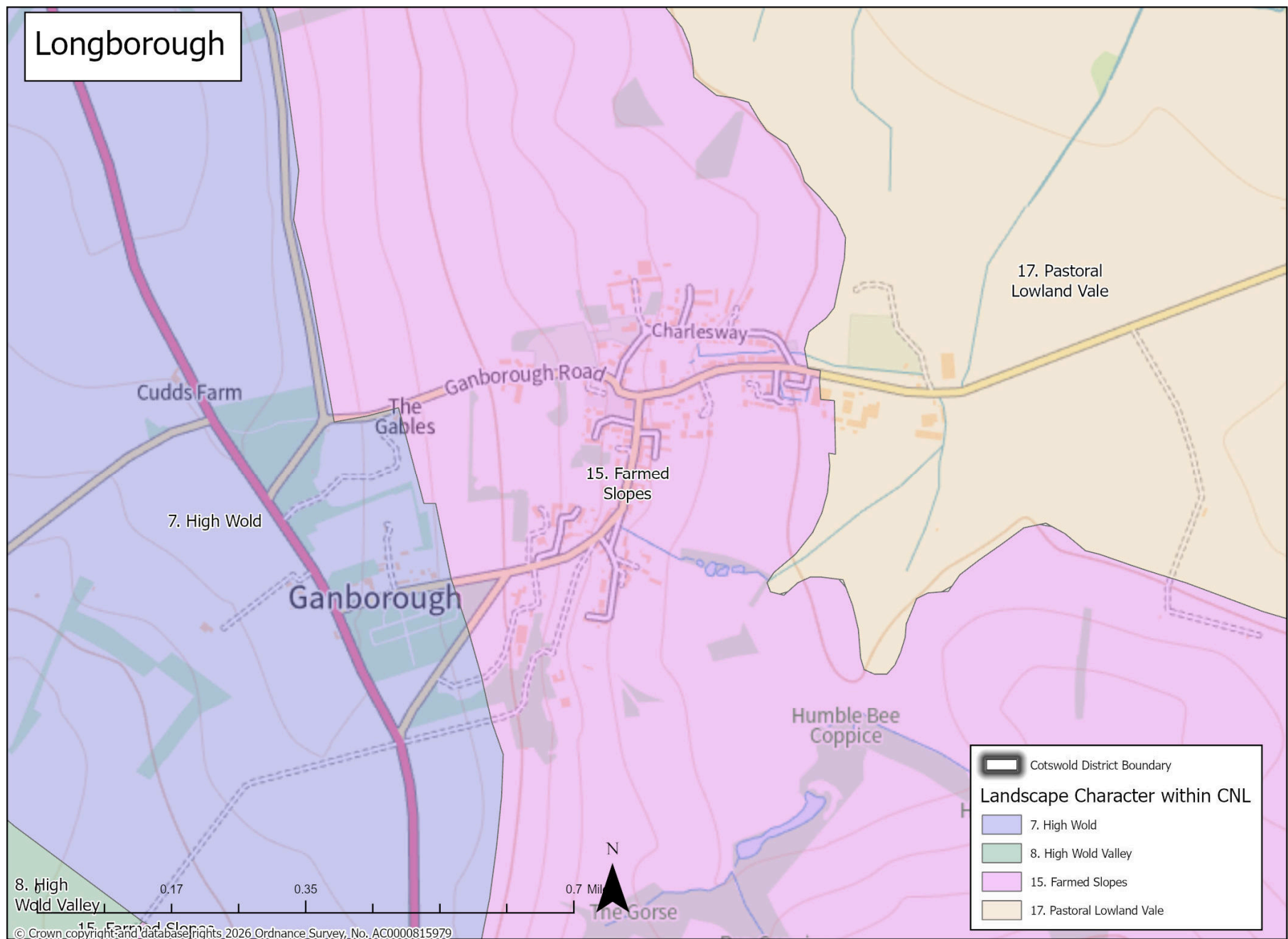


Figure A2: Constraints and Designations

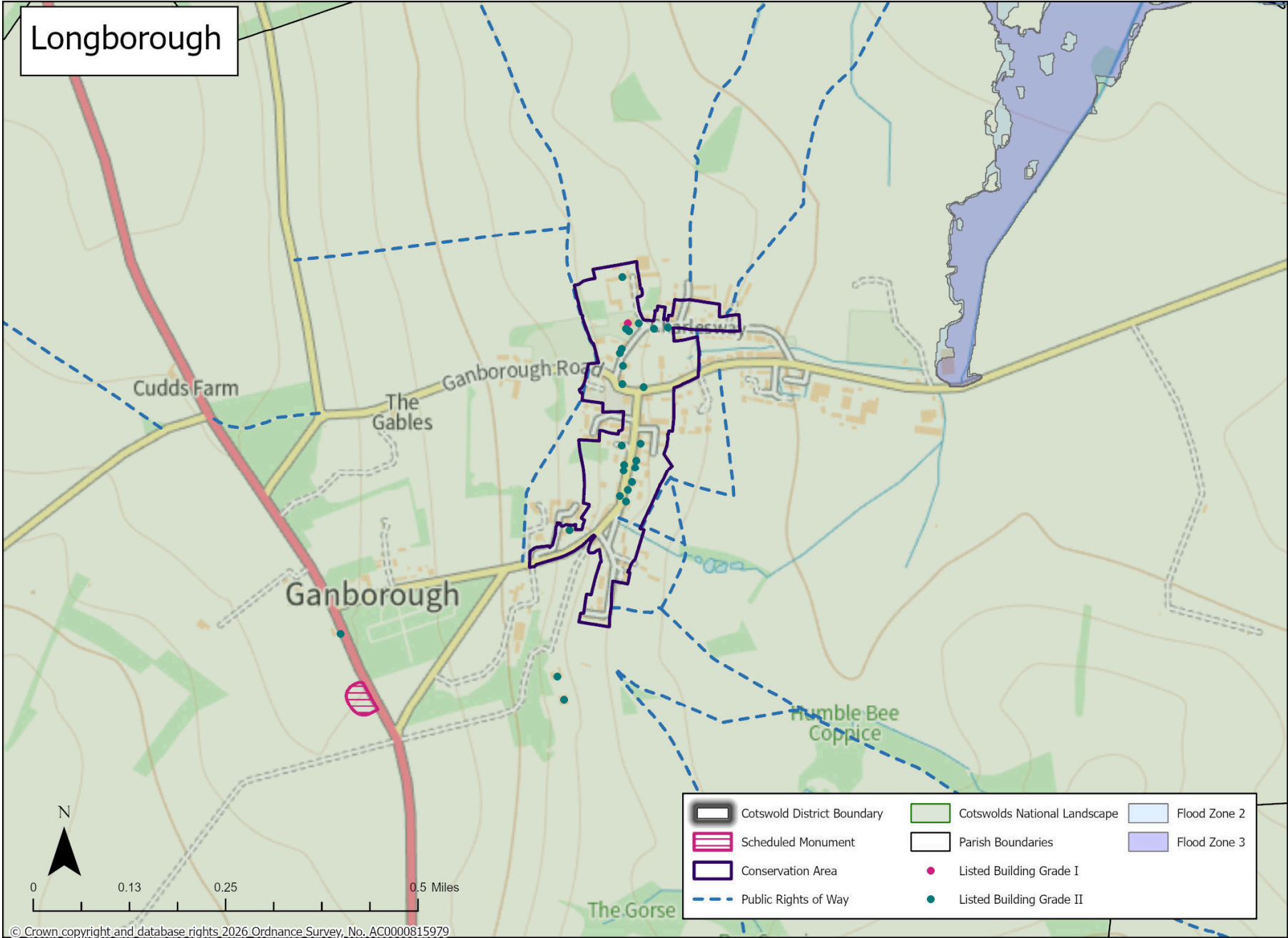
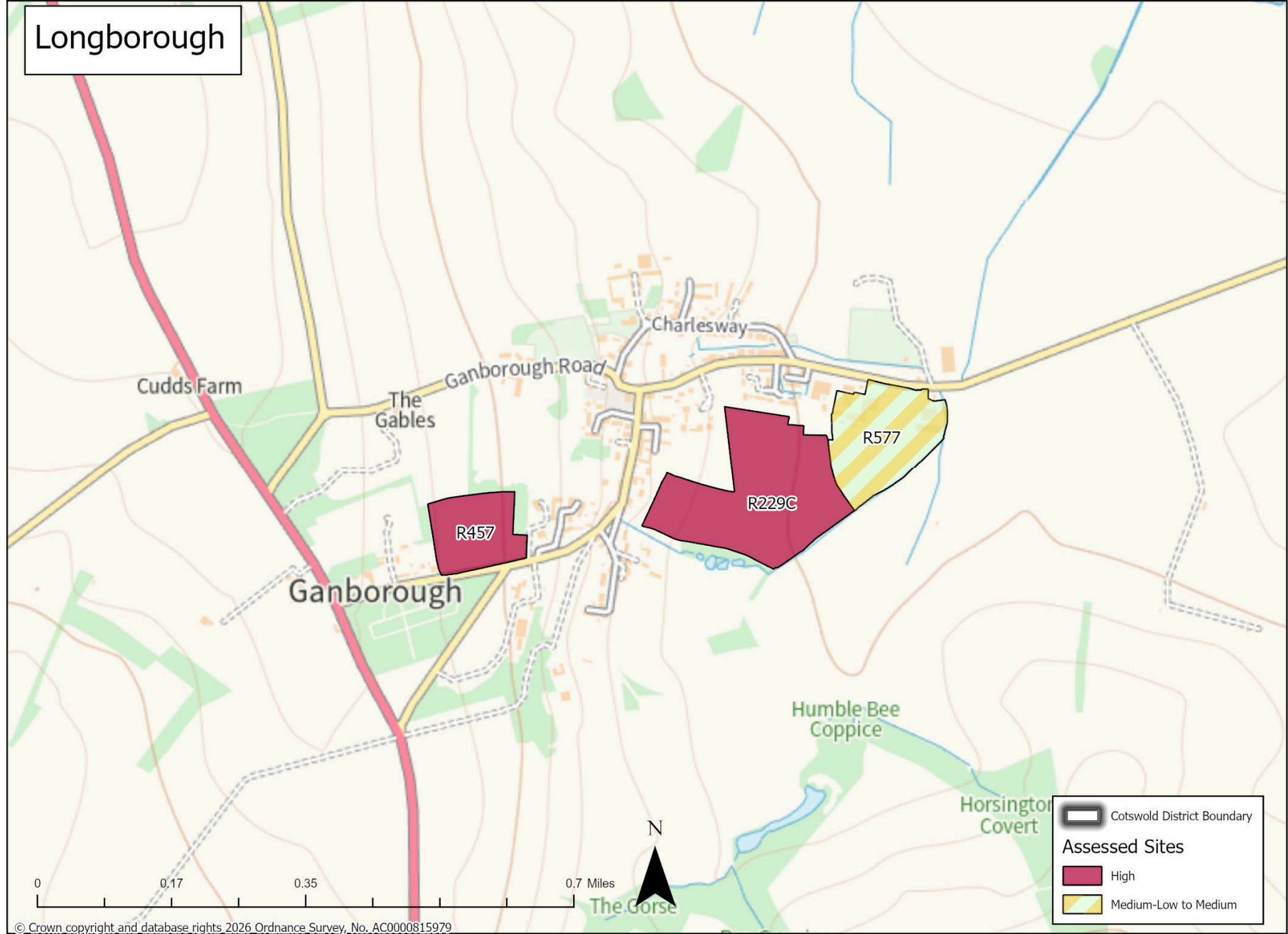


Figure A3: Assessed Sites and Site Sensitivity



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	R229C	R457	R577
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: R457	Settlement: Longborough
Description: The site comprises rising grassland to the west of Longborough, positioned immediately beyond the Longborough Conservation Area. It is bounded by Public Footpath 9 along the eastern boundary and by a local road to the south, with deciduous woodland (Priority Habitat) adjoining the southern boundary and a Tree Preservation Order (tree group) located to the east. The parcel contains numerous mature trees, particularly along the southern and eastern boundaries, creating a well-vegetated and enclosed edge that transitions into open countryside. The landform rises gently westwards, providing a gradual transition between the village and the wider rural landscape. The site's tranquil, rural character contrasts with the more compact built form of Longborough, and its large scale makes it a visually prominent parcel relative to the surrounding settlement. The site straddles two Landscape Character Types (LCTs): the Farmed Slopes (LCA 15B Vale of Moreton Farmed Slopes) to the east, and the High Wold (LCA 7C Cotswolds High Wold Plateau) to the west, marking a distinct transition between the lower slopes and elevated plateau. It also forms part of the Cotswolds National Landscape, where rising slopes, wooded edges, and open pastoral landforms contribute to the special qualities of scenic beauty and rural tranquillity.	
Evaluation:	HIGH SENSITIVITY
Justification: R457 is assessed as having High sensitivity, reflecting the sites scale, heritage setting, and strong perceptual qualities. The site occupies a transition zone between the Vale of Moreton Farmed Slopes and the Cotswolds High Wold Plateau, giving it physical and visual importance in shaping the western rural setting of Longborough. Although partly enclosed by vegetation, its large scale relative to the settlement and location beyond the Conservation Area mean that development would represent a noticeable expansion into open countryside. The site's adjacency to Priority Habitat woodland and the TPO tree group enhances its natural character and ecological value, while Footpath 9 along the eastern boundary introduces public access and visual sensitivity.	

As part of the Cotswolds National Landscape, the site contributes to special qualities of tranquillity and scenic value.

Landscape Context:

National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Farmed Slopes LCT (east) High Wold LCT (west)
Landscape Character Area:	LCA 15B Vale of Moreton Farmed Slopes (east) LCA 7C Cotswolds High Wold Plateau (west)
Historic Landscape Character:	Enclosed farmland forming part of the setting of the Longborough Conservation Area and transition to higher plateau landscapes.

Constraints/Designations:

Landscape: Cotswolds National Landscape

Historic: Adjacent to the Longborough Conservation Area; contributes to its setting and wider historic village context.

Biodiversity: Adjoins Priority Habitat deciduous woodland to the south; Tree

Preservation Order (tree group) to the east.

Other (floodplain, PRoWS): Public Footpath 9 runs along the eastern boundary.

Site Reference: R577		Settlement: Longborough	
Description:			
The site is located on the eastern edge of Longborough, to the south of Moreton Road, and comprises a mix of existing employment estate buildings and associated hardstanding in the northern part, with an area of grassland to the south. The parcel is large in scale for the settlement and lies within the Pastoral Lowland Vale Landscape Character Type (LCT) and more locally the Vale of Moreton Landscape Character Area (LCA 17B). The land is relatively flat and low-lying, with boundaries defined by occasional trees and shrubs, providing limited visual containment. The grassland area is open to view from surrounding land, although there are no PRoWs crossing or adjoining the site. Public Footpath 12 lies approximately 200 metres to the west, beyond which is the Longborough Conservation Area. The site sits within a mixed-use context, with employment uses introducing built form, activity, and lighting that already reduce rural landscape character. However, the grassland to the south provides a softer visual transition between the developed estate and the open countryside beyond. The site lies within the Cotswolds National Landscape, where settlement-edge pasture, open valley farmland, and historic rural form contribute to its special qualities.			
Evaluation:		MEDIUM-LOW TO MEDIUM SENSITIVITY	
Justification: R577 is assessed as having Medium-Low sensitivity to the north and Medium Sensitivity to the south, reflecting its partly developed character, flat topography, and limited visual and perceptual connection to the wider rural landscape. The existing employment estate introduces a built and functional appearance, reducing both natural character and susceptibility to further change. The southern grassland provides some localised landscape value, acting as a visual buffer between the developed northern portion and the open countryside, but it is visually influenced by adjacent development. Footpath 12, located to the west, provides some indirect visibility, though overall public views are limited. The site has no direct heritage associations, and its flat, low-lying character ensures it does not contribute prominently to Longborough’s setting within the valley landscape. As part of the Cotswolds National Landscape, it makes only a limited contribution to special qualities due to the existing urbanising influences.			
Landscape Context:			
National Character Area:		NCA 107 – Cotswolds	
Landscape Character Type:		Pastoral Lowland Vale LCT	
Landscape Character Area:		LCA 17B Vale of Moreton	

Historic Landscape Character:	Modified rural enclosure with existing commercial development influencing the settlement edge.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Not within close proximity or the setting of the Conservation Area or Listed Buildings. Biodiversity: Grassland and scattered trees provide some habitat value. Other (floodplain, PRowS): Footpath 12 approximately 200m west. The site is not within Flood Zones 2 or 3.	

**Landscape
Assessment of
land surrounding
settlements in
Cotswold District

Appendix 24 –
Mickleton**



COTSWOLD
District Council

Settlement character

- 1.1 Mickleton is the northernmost settlement in Cotswold District, located at the foot of the Cotswold escarpment within the Vale of Evesham. It is on the B4081 from Chipping Campden and between Broadway and Stratford-upon-Avon on the B4632 as shown by Figure M1.
- 1.2 The historic core of the settlement is located around the north-east section of the High Street and around St Lawrence's Church, which is located just outside of the main built up area on the lower slope of the escarpment to the south-east. Many of the buildings in the centre are distinctively Cotswold in style, but there also exists brick, timber and thatch.
- 1.3 The south approaches to the village are dominated by modern housing estates, though important views to the church spire are retained. The north eastern part of the village is largely separated from the main part of the village and consists of modern estates either side of Granbrook Lane. To the west of these is a substantial area of the disused Meon Hill nurseries known locally as 'Canada'.

Landscape character

- 1.4 The village straddles the National Character Areas 106 and 107, these being the Severn and Avon Vales and the Cotswolds. The settlement lies predominantly outside the Cotswolds National Landscape in the Unwooded Vale landscape type in the Mickleton Vale Fringe LCA. To the south, in the National Landscape the landscape is also classified as Unwooded Vale in the Vale of Evesham Fringe.
- 1.5 The underlying geology of the area is Lower Lias. The Cotswolds escarpment rises up to the south and east of the village. This is predominantly pastoral in character with a combination of broad leafed woodland, areas of managed scrub and scattered tree cover. St. Lawrence's Church is a notable visual focus to the area.
- 1.6 Immediately to the south and the north-west of the village the land corresponds to the Severn and Avon Vales character area. Fields are larger and more regular with arable land and market gardening. There are less wooded hedges and numerous drainage ditches. From the vale, Mickleton is framed by the impressive backdrop of the scarp slope.

Relationship of settlement with the surrounding landscape

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

Positive

- The location of the village at the foot of the scarp slope is a key characteristic. The undeveloped character of the scarp is important in providing a landscape context to the village.
- The old part of the village, particularly the area around the church, has a permeable edge allowing easy access and views to the scarp slope.
- Views to the church from the approaches are important, particularly from the B4081 and the B4632 from Stratford.

Negative

- Modern housing development creates a visually abrupt edge to the settlement in the south west part of the village.
- The nonlinear 'block' of development to the north east of the village centre does not reflect the established urban pattern of the village.

Landscape sensitivity considerations

- 1.8 The landscape along the southern edge of the village is typical of 'edge landscape'. All the characteristic landscape elements that provide the basis for designation are to be found to the south of the village. The landscape around the southern margin of the village is less distinctive but nonetheless conforms to the typical characteristics of the type. Views to the escarpment raise the quality of the vale landscape in this area considerably.
- 1.9 The ability of the landscape to accommodate development is constrained by the visually sensitive National Landscape landscape to the south of the village. To the north, the larger scale landscape of the vale is more capable of accommodating development. However, any such development would be visible from the scarp and would run counter to the established pattern of locating settlement on the lower scarp slopes.

Constraints to be taken into account

- 1.10 Constraints are shown on Figure M2 and are summarised below:
- National Landscape to the south of the village
 - Conservation Area

- Listed buildings and their settings

Areas where development is not suitable

- 1.11 Areas where development is not considered to be suitable in accordance with the principles set out in Section 2.0 are as follows:
- The south east of the village on land rising towards the scarp slope, particularly where development might obscure views to the church.
 - The arable field to the south west of the road adjacent to the entry to the village along Long Marston Road is important to the setting of the village allowing good views to the visually permeable village edge, church and scarp backdrop.

Suggested environmental improvements

- 1.12 The key area for environmental improvement is on the southern edge of the village where there is a relatively harsh development edge.

Figure A1: Context and Landscape Character Types and Areas

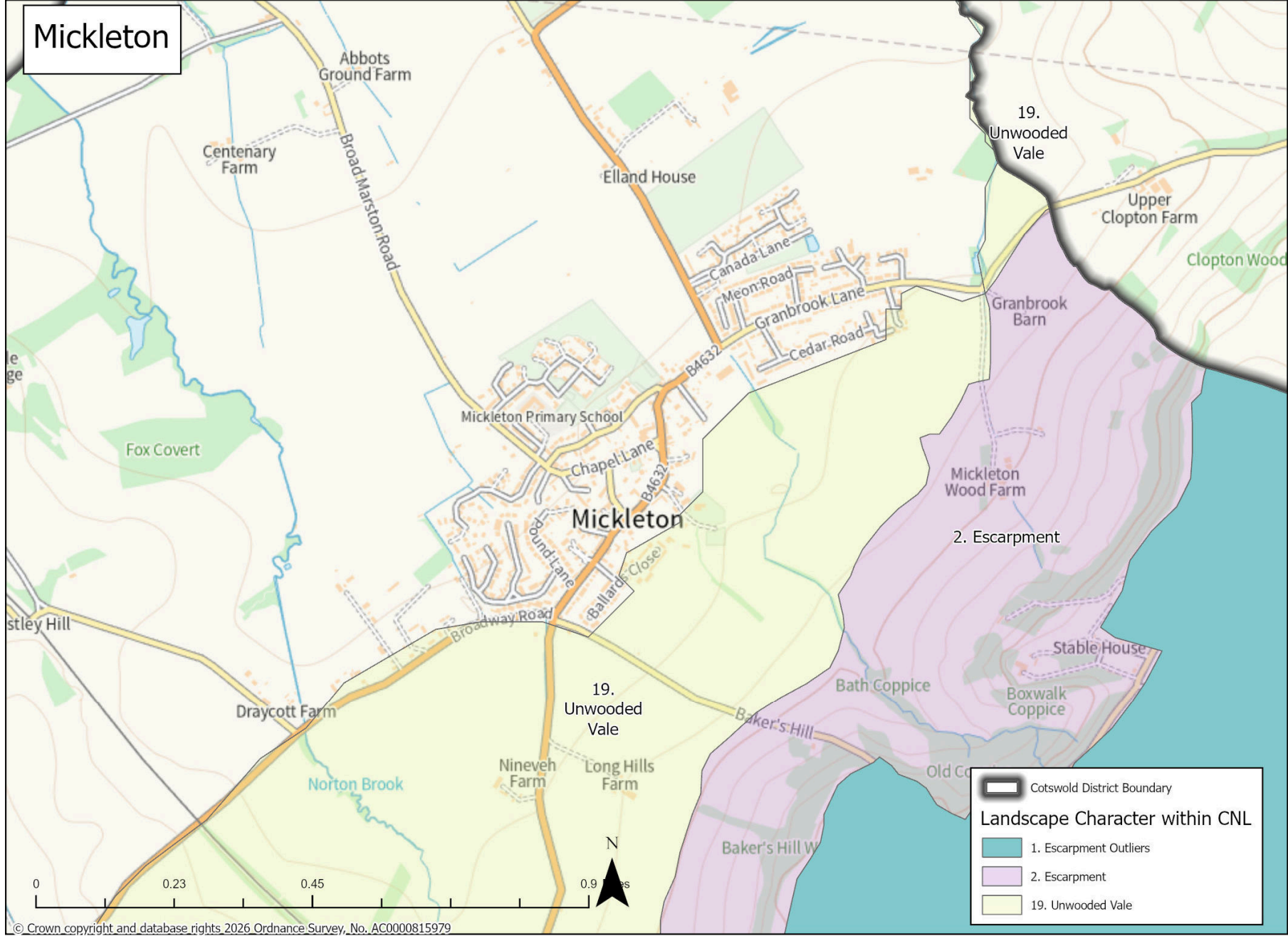


Figure A2: Constraints and Designations

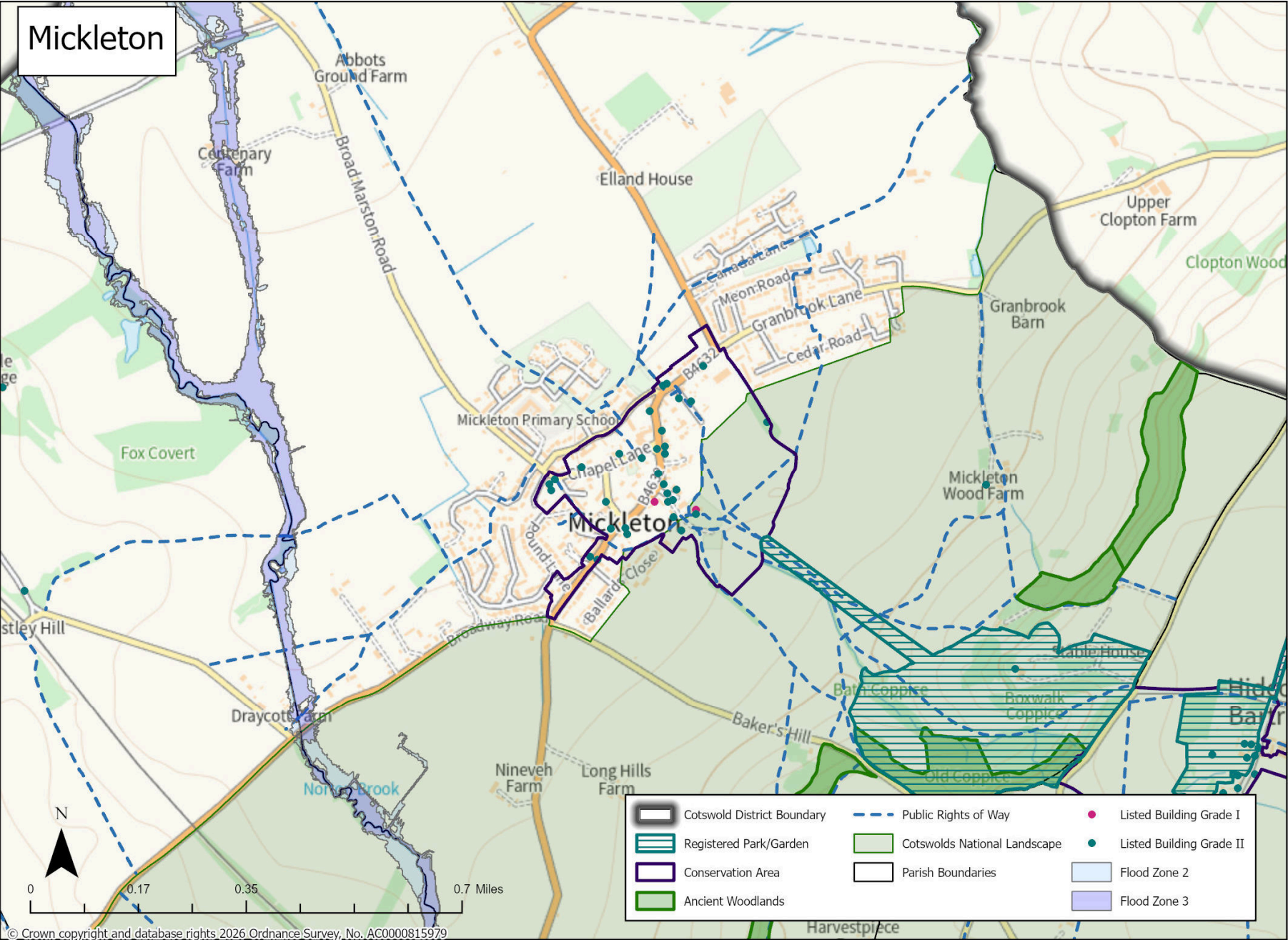
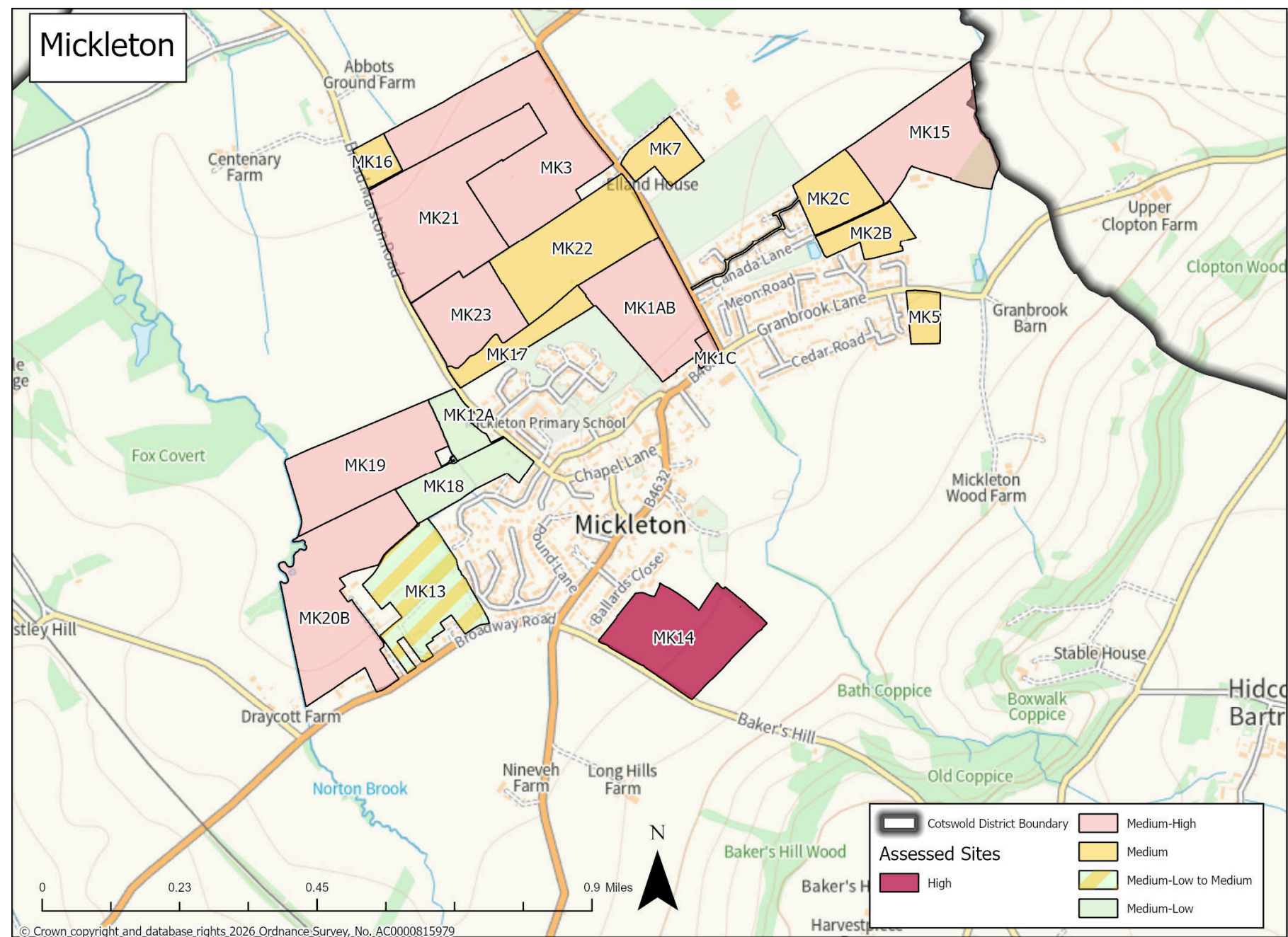


Figure A3: Assessed Sites and Site Sensitivity



Stage 1 Assessments

The following table shows the Stage 1 Assessments of the sites within the National Landscape.

Criteria Category	Indicator	MK5	MK14
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: MK1AB / MK1C		Settlement: Mickleton
Description: MK1AB is located to the north of Granbrook Lane and associated residential development, and to the east of Stratford Road on the edge of Mickleton. The site comprises a pastoral field enclosed by hedgerows and semi-mature trees of varying quality. Along the Stratford Road boundary the hedgerow is generally mature but degraded in places, with gaps allowing views into the site, particularly during winter months. The site is relatively flat and enclosed by vegetation along several boundaries. Evidence of ridge and furrow is present across the field, indicating historic agricultural land use. A woodland block with associated small ponds occupies the north-western corner of the parcel, providing localised ecological and landscape interest. The southern boundary of the site adjoins the Mickleton Conservation Area and lies close to several listed buildings, including Hollymount (Grade II, List Entry 1171205) and The Old Smithy and Store Behind (Grade II, List Entry 1088531). As a result, the site forms part of the immediate setting of these heritage assets. Two PRoWs crossing the site, including Footpaths 7 and 8, which provide recreational routes through the parcel and increase public interaction with the landscape. The parcel sits within the Unwooded Vale Landscape Character Type and the VE1C Mickleton Vale Fringe Landscape Character Area. Although the site retains a semi-rural character, surrounding residential development along Granbrook Lane and Stratford Road means that development within this parcel would not be entirely out of context with the settlement pattern or scale.		
Evaluation:		MEDIUM-HIGH SENSITIVITY
Justification: MK1AB forms part of the pastoral landscape on the edge of Mickleton. Although the site is enclosed by hedgerows and influenced by surrounding residential development, it retains rural characteristics and includes historic landscape features such as ridge and furrow. The site lies immediately adjacent to the Mickleton Conservation Area and close to several listed buildings, which increases sensitivity in terms of the historic landscape setting. In addition, the presence of PRoWs crossing the site increases public visibility and experiential value.		

While development would not be entirely incongruous with the existing settlement pattern, the historic sensitivities and PRow routes elevate the landscape sensitivity of the parcel.

On balance, the site is considered to have Medium–High landscape sensitivity, with historic character and recreational use representing the key constraints to development.

Landscape Context:

National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Unwooded Vale LCT
Landscape Character Area:	VE1C Mickleton Vale Fringe
Historic Landscape Character:	Presence of ridge and furrow indicates historic agricultural land use.

Constraints/Designations:

Landscape: None identified

Historic: Adjoins the Mickleton Conservation Area. Close to listed buildings including Hollymount (Grade II, List Entry 1171205) and The Old Smithy and Store Behind (Grade II, List Entry 1088531)

Biodiversity: Boundary hedgerows and woodland block on the north-west corner of the site.

Other (floodplain, PRowS): PRow Footpaths 7 and 8 cross the site. Outside Flood Zones 2 and 3

Site Reference: MK2B and MK2C		Settlement: Mickleton
Description: The site is located to the north-east of Mickleton on gently descending land, which falls towards a brook to the east. It sits at the foot of Meon Hill to the east. The site is predominantly a field used for arable and pastoral farming. There is a pond in the south-west corner. The site is neighboured by the recently completed housing development on the former Meon Hill Nursery to the south-west; Stratford Road (B4632) to the west with countryside beyond; an industrial area along part of the northern boundary (Leosheds – garden storage buildings) and countryside beyond; open countryside to the east; and the built up area of Mickleton to the south. The parcel contributes to the rural setting of Mickleton, particularly the northern approach into the village from Stratford Road, the eastern approach from the Heart of England Way national trail, and from views into the village from the CNL to the east, notably from Meon Hill. The Stratford Road approach, to some degree, has already been partially urbanised by housing development on the former Meon Hill Nurseries site, the conifer hedge surrounding the garden of Elland House and the hamlet of housing development further to the north of Stratford Road.		
Evaluation:		MEDIUM SENSITIVITY
Justification: The parcel’s landscape sensitivity to development is derived from its existing rural context and its location on the edge of the settlement. The neighbouring settlement edge is present to two sides and has an influence on the parcel. Due to this residential development, the parcel is unlikely to appear as incongruent, though consideration of views from the east within the CNL need to be appropriately considered. Development of the parcel would provide an opportunity to deliver robust Green Infrastructure features that also soften the transition between the settlement and wider landscape. The footpath that divides the parcel would need to be accommodated within any proposal and could represent an attractive feature that promotes activity and connectivity with the wider landscape.		
Landscape Context:		
National Character Area:	NCA 106: Severn and Avon Vales and 107: Cotswolds	
Landscape Character Type:	Unwooded Vale	
Landscape Character Area:	LCA VE1C: Mickleton Vale Fringe	
Historic Landscape Character:	-	
Constraints/Designations: Landscape: Not within the CNL Historic: No heritage designations within the parcel or the immediate vicinity. The Mickleton Conservation Area is located a short distance to the south. Biodiversity: The pond in the south-west corner of MK2B is likely to have higher biodiversity, including the potential for Great Crested Newts. A Stage 1 Ecological Survey		

was undertaken in 2013 in support of the 77 dwelling development on the former Meon Hill Nursery site (ref: 13/03539/OUT). A pond was present on that site, which was found to have a low suitability score, but a Great Crested Newt was found on adjacent land indicating their presence in the area.

Other (floodplain, PRow): Mickleton Footpath 5 is present within parcels MK2B. This footpath is also identified as part of the promoted Heart of England Way long distance footpath route. No TPO.

Site Reference: MK3	Settlement: Mickleton
Description: MK3 comprises a flat arable field located to the west of Stratford Road to the north of Mickleton. The site is physically and perceptually disconnected from the main body of the settlement and lies beyond the defined settlement boundary, reading clearly as open countryside. The parcel is defined by hedgerows and hedgerow trees along some boundaries; however, some edges remain open, resulting in an exposed character and a strong sense of countryside. The site is generally flat with land rising further east towards the slopes of the Cotswolds National Landscape. Scattered residential properties are located close to the eastern boundary together with agricultural barns and farmsteads within the wider rural landscape. If developed independently, the parcel would be disconnected from the existing settlement and would extend built form into the countryside in a manner that would appear incongruous with the established settlement pattern of Mickleton. The site does not fall within Flood Zone 2 or 3, has no PRowWs cross the site and is not closely associated with designated heritage assets. Though development would be visible from PRow Footpath 1 to the west. It lies within the Unwooded Vale Landscape Character Type, specifically the VE1C Mickleton Vale Fringe Landscape Character Area, characterised by open agricultural fields forming the transitional fringe between settlement and wider countryside. Historic Landscape Character is typical of agricultural land reflecting organised field patterns of the vale fringe.	
Evaluation:	MEDIUM-HIGH SENSITIVITY
Justification: MK3 occupies an open and exposed countryside position north of Mickleton and forms part of the settlement's wider rural setting. Although the site itself is relatively simple in character and contains few distinctive landscape features, its openness, separation from the settlement, and visibility from PRow Footpath 1 elevate its susceptibility to change. Development would introduce built form into a clearly defined rural landscape, extending the settlement beyond its established edge and altering the current perception of openness, especially if developed in isolation. The site's exposed nature mean that built form would be readily perceptible in views from the surrounding road network and recreational routes. Taken together, the site's open and exposed location and visibility support 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:	VE1C Mickleton Vale Fringe
Historic Landscape Character:	Enclosed former agricultural land reflecting organised enclosure patterns typical of vale fringe landscapes.
Constraints/Designations: Landscape: Outside the Cotswolds National Landscape but within its wider setting Historic: None identified Biodiversity: Boundary trees and hedgerows Other (floodplain, PRowS): PRow Footpath 1 to the west of the site; Not within Flood Zones 2 or 3.	

Site Reference: MK5	Settlement: Mickleton
Description: The site lies to the south of Granbrook Lane, on the eastern edge of Mickleton, beyond the defined settlement boundary. It forms part of a larger agricultural field, with an arbitrary boundary to the east and south that aligns with the existing residential edge. The site is relatively flat, falling gently to the south-east, and visually associated with adjoining housing when viewed from the surrounding landscape. The northern boundary is defined by a hedgerow along Granbrook Lane, while the eastern boundary is open to adjoining farmland. The site abuts residential development to the west and would be perceived as part of the built edge in most near and middle-distance views. The surrounding landscape is rural and open, typical of the settled fringes of the Unwooded Vale, but already influenced by suburban expansion and local road infrastructure. The site lies within the Cotswolds National Landscape (CNL), within National Character Area 107 – Cotswolds, and forms part of Landscape Character Type 19 – Unwooded Vale, specifically the Vale of Evesham Fringe (19D)/ This landscape is characterised by its wide, open agrarian character, hedgerow-enclosed pastures and arable fields, and sparsely settled pattern of farms and hamlets, with long views to the Cotswold Escarpment providing a dramatic backdrop. A PRoW (Footpath 35) runs along the lane to the east, providing open views across the site. However, these views already include housing to the west, so new development would be seen in the context of the existing village edge. The site is outside Flood Zones 2 and 3 and has no designated heritage assets within or nearby.	
Evaluation:	MEDIUM SENSITIVITY
Justification: The site lies within the Cotswolds National Landscape's Unwooded Vale (LCT 19D – Vale of Evesham Fringe), which is described as a wide, open, sparsely settled agrarian landscape defined by hedgerow networks, mature field trees, and long views to the Cotswold escarpment. This landscape type is noted as being highly sensitive to new development, particularly where such change would disturb its open field patterns or be visible from higher ground along the escarpment. Although small and physically associated with existing housing, the site would represent a perceptible eastward extension of the settlement, encroaching into the open countryside. From PRoW Footpath 35 and from elevated positions within the National Landscape, new built form would be visible as an incremental loss of openness along the settlement's rural edge. While intrinsic qualities such as topography, and heritage interest are moderate, the site's location within the Cotswolds National Landscape, its visibility from public vantage points,	

and its potential to disrupt the rural fringe and field pattern increase sensitivity.

As such, the site is assessed as having medium landscape sensitivity due to visibility, and contribution to the open agrarian setting of Mickleton.

Landscape Context:

National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	19 – Unwooded Vale
Landscape Character Area:	19D – Vale of Evesham Fringe
Historic Landscape Character:	Agricultural landscape with limited historic associations

Constraints/Designations:

Landscape: Cotswolds National Landscape

Historic: No Conservation Areas or listed buildings nearby

Biodiversity: Hedgerow boundary provides local habitat value

Other (floodplain, PRowS): Outside Flood Zones 2 and 3; PRow Footpath 35 along lane to the east affords open views across the site

Site Reference: MK7		Settlement: Mickleton	
Description: The site is located to the north-east of Mickleton on gently descending land, which falls towards a brook to the east. It sits at the foot of Meon Hill to the east. The site is predominantly used for arable and pastoral farming.			
It is neighboured by the recently completed housing development on the former Meon Hill Nursery to the south-west; Stratford Road (B4632) to the west with countryside beyond; an industrial area along part of the northern boundary (Leosheds – garden storage buildings) and countryside beyond; open countryside to the east; and the built up area of Mickleton to the south.			
The parcel is not located within the Cotswolds National Landscape. Given the proximity and local context, the parcels are considered to be within the setting of the National Landscape at the foot of Meon Hill. The parcels contribute to the rural setting of Mickleton, particularly the northern approach into the village from Stratford Road, the eastern approach from the Heart of England Way national trail, and from views into the village from the National Landscape to the east, notably from Meon Hill.			
The late 20 th Century housing at Meon Road and the eastern boundary of the recently completed housing development on the former Meon Hill Nursery site provide a reasonably harsh edge to the settlement. This is particularly apparent on the eastern approach into the village from the Heart of England Way. There is an opportunity to soften this edge to the settlement through a well-designed development.			
Evaluation:		MEDIUM SENSITIVITY	
Justification: The parcel’s landscape sensitivity to development is derived from its existing rural character and its location away from the edge of the settlement. However, the parcel is not located within the open rural landscape due to the developed context to the north-east and north-west. A single residential dwelling is also located to the south of the parcel. This surrounding context influences the character of the parcel. If the parcel was developed it would not appear as a protrusion into the undeveloped landscape due to the surrounding context. It does, however, intensify ribbon development along Stratford Road and appear as out of town/village development. Any development should be located within a robust Green Infrastructure framework. This will benefit biodiversity, residents and landscape character.			
Landscape Context:			
National Character Area:		NCA 106: Severn and Avon Vales and 107: Cotswolds	
Landscape Character Type:		LCT Unwooded Vale	
Landscape Character Area:		LCA VE1C: Mickleton Vale Fringe	
Historic Landscape Character:		-	
Constraints/Designations:			
Landscape: Not within the Cotswolds National Landscape			
Historic: No heritage designations within the parcels or the immediate vicinity. The Mickleton Conservation Area is located a short distance to the south.			

Biodiversity: The site is predominantly used for crop production, which is unlikely to have significant biodiversity value. This will need to be confirmed by the Preliminary Ecological Assessment and any subsequent necessary surveys.

Other (floodplain, PRow): No PRow, TPO etc

Site Reference: MK11A / MK11B Settlement: Mickleton / MK11C	
Description: The site is located to the north-east of Mickleton on gently descending land, which falls towards a brook to the east. It sits at the foot of Meon Hill to the east. The site is predominantly fields used for arable and pastoral farming except for the western third which is allotment gardens. It is neighboured by the housing development on the former Meon Hill Nursery to the south-west; Stratford Road (B4632) to the west with countryside beyond; an industrial area along part of the northern boundary (Leosheds – garden storage buildings) and countryside beyond; open countryside to the east; and the built up area of Mickleton to the south. The parcel is not located within the Cotswolds National Landscape. However, it contributes to the rural setting of Mickleton, particularly the northern approach into the village from Stratford Road, the eastern approach from the Heart of England Way national trail, and from views into the village from the National Landscape to the east, notably from Meon Hill.	
Evaluation:	MEDIUM SENSITIVITY
Justification: A section of the parcel is used for allotments, which does not change the rural context of the parcel and its contribution to the prevailing agricultural character present around the settlement. The Mickleton settlement edge is present to the south. Ribbon development is present beyond the parcel along Stratford Road. Development within the west of the parcel is unlikely to be seen as an incongruent addition to the landscape given the surrounding context. But it would intensify ribbon development along Stratford Road. The east of the parcel is fairly open and forms part of the open landscape beyond the settlement. Given this more open character the visual envelope of this part of the parcel is likely to be wider. Open space and Green Infrastructure provision would be a more suitable use of the east of the parcel and would provide a pleasant transition between the settlement and the wider landscape.	
Landscape Context:	
National Character Area:	NCA 106: Severn and Avon Vales and 107: Cotswolds
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	VE1C: Mickleton Vale Fringe
Historic Landscape Character:	-
Constraints/Designations: Landscape: Not within the Cotswolds National Landscape Historic: No heritage designations within the parcels or the immediate vicinity. The Mickleton Conservation Area is located a short distance to the south. Biodiversity: The site is predominantly used for crop production, which is unlikely to have significant biodiversity value. This will need to be confirmed by the Preliminary Ecological Assessment and any subsequent necessary surveys. The allotment gardens on MK11,	

however, are likely to have higher ecological value with insects, birds, and potentially reptiles (e.g. compost heaps are a common habitat for grass snakes).
Other (floodplain, PRow): No PRow, TPO etc

Site Reference: MK12A		Settlement: Mickleton	
Description: The site is an arable field, bounded by a hedgerow to the north and east. Several tall conifer trees form the western boundary, some of which have been cut back to their base recently. The field is accessed from the south-west corner onto Broad Marston Road. There is a single bungalow in the south-east corner and a former commercial plant nursery, which occupies a 40m deep band across the remainder of the southern boundary and contains a former commercial greenhouse, some small agricultural buildings and an area now used to grow Christmas trees. This part of the site is accessed by a track running along the southern boundary. The site is surrounded by arable farmland to the north and west and a horse paddock to the south. There is another large greenhouse adjacent to the south-west boundary which is screened by a tall conifer hedge. Broad Marston Road is adjacent to the north-eastern boundary with the recently completed 90 dwelling Oak Grove development opposite. The parcel is not located within the Cotswolds National Landscape or neighbouring Special Landscape Area (SLA). Given the proximity and local context, the parcel is considered to be within the setting of the National Landscape at the foot of Meon Hill. Parcel MK12 contributes to the rural setting of Mickleton by virtue of its generally undeveloped agricultural character.			
Evaluation:		MEDIUM-LOW SENSITIVITY	
Justification: The parcel’s landscape sensitivity to development is derived from its existing rural context and its location on the edge of the settlement. Although the land use of the parcel is characteristic of the locality, detractors are present within and around the parcel. The neighbouring settlement edge is present to the east and has an influence on the parcel. The presence of the modern residential estate to the east would limit development in the parcel appearing as ribbon development extending along a minor road into the wider landscape. Two recently built detached dwellings are present within the eastern site boundary and these also have a bearing on the character of the parcel. The boundaries are of varying quality. The removal of the conifer tree belt along the western boundary is considered to be positive. However, new characteristic planting is required. Development of the parcel would provide an opportunity to deliver robust Green Infrastructure features that also soften the transition between the settlement and wider landscape. The parcel should be considered within a wider strategy for the area so as not to provide inappropriate boundary features.			
Landscape Context:			
National Character Area:		NCA 106: Severn and Avon Vales	
Landscape Character Type:		Unwooded Vale	
Landscape Character Area:		VE1C: Mickleton Vale Fringe	
Historic Landscape Character:		-	
Constraints/Designations:			

Landscape: Not within the Cotswolds National Landscape. Norton Hall Special Landscape Area is located to the west.

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

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

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

Other (floodplain, PRowS): No PRow, TPO etc

Site Reference: MK13	Settlement: Mickleton
Description: The site is in mixed use. It contains a plant nursery / garden centre (Tops Plants Nursery) in the central-southern part of the site. The plant nursery also has several large greenhouses. A Public Right of Way (Mickleton Footpath 12) cuts east to west through the centre of the site. Adjacent to this public footpath is the storage area for the plant nursery. This area also contains a large telephone mast. The south-west of the site contains a small orchard and a grassed area. This is segregated from the agricultural land to the west by a conifer hedge. The south-eastern part of the site contains a bungalow (Sunnybrook), which is set back from Broadway Road by a large, grassed area. This plot is segregated from the plant nursery by an outgrown hedgerow. Access is provided to Broadway Road via a track running along the eastern boundary of the site. The northern part of MK13 is a field in agricultural use. This is segregated from the plant nursery to the south by a dense overgrown hedgerow. There is also a copse of semi-mature trees located in the eastern part of the site, to the north of the public right of way. This field has been subdivided into three by post and rail fencing. The south-eastern and south-western boundaries of MK13 have an irregular shape, as these boundaries exclude several houses that have been built or have extant planning permission. The site is surrounded by arable farmland to the west; a large dwelling in extensive grounds to the north-west; pastoral farmland to the north; the recently completed 70 dwelling Cotswold Edge development to the east, which has a landscape buffer between the site and this development; and Broadway Road (B4632) to the south with agricultural land beyond. The parcel is not located within the Cotswolds National Landscape or neighbouring Special Landscape Area (SLA). The National Landscape abuts parcel MK13 along its southern boundary. The neighbouring Norton Hall SLA is present along the western boundaries of MK13. Given the proximity and local context, the parcel is considered to be within the setting of the National Landscape at the foot of Meon Hill.	
Evaluation:	Overall Rating: MEDIUM-LOW TO MEDIUM SENSITIVITY
Justification: The parcel's landscape sensitivity to development is derived from its combination of rural and developed character and its location on the edge of the settlement. Over half of the parcel is developed and used as a plant nursery. The north of the parcel has an agricultural character that links it with the wider rural context. The adjacent settlement edge is present to the east and has an influence on the parcel. Due to development and activity within and adjacent to the parcel residential development is unlikely to appear as an incongruent addition to the local landscape. The boundaries are considered to be	

relatively weak. Development of the parcel would provide an opportunity to deliver robust Green Infrastructure features that also soften the transition between the settlement and wider landscape. The footpath that crosses the parcel would need to be accommodated within any proposal and could represent an attractive feature that promotes activity and connectivity with the wider landscape. The parcel should be considered within a wider strategy for the area so as not to provide inappropriate boundary features.

Landscape Context:

National Character Area:	NCA 106: Severn and Avon Vales
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	VE1C: Mickleton Vale Fringe
Historic Landscape Character:	-

Constraints/Designations:

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

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

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

Other (floodplain, PRoWS): Mickleton Footpath 12 is present within parcel MK13.

Site Reference: MK14		Settlement: Mickleton	
Description:			
The site lies to the south of Mickleton, north of Bakers Hill, and comprises two pastoral fields separated by a central hedgerow. A hedgerow and mature trees define the roadside boundary, with a small woodland block located beyond the south-eastern corner. To the north-west, the site adjoins existing residential development on Ballards Close, while to the north, it is overlooked by the Mickleton Conservation Area, with the Church of St Lawrence (Grade I listed) visible in views across the landscape.			
The site sits on a rising valley slope, with land rising southwards away from the settlement edge. Its open pastoral fields form part of the village’s wider rural setting, contributing to the transition between the built-up area and the open countryside. The site is visible from access gaps along the road and through filtered views from Public Footpath 22 to the north. The surrounding area retains a tranquil, rural character, distinct from the built form of Mickleton.			
The site lies within the Unwooded Vale Landscape Character Type (LCT) and more locally the Vale of Evesham Fringe Landscape Character Area (LCA 19D), a gently undulating pastoral landscape characterised by large, hedged fields and broad transitional edges between village and countryside. It also forms part of the Cotswolds National Landscape, where open vale farmland, historic character, and rural tranquillity contribute to the area’s special qualities.			
Landscape Sensitivity:			
Physical character (inc. topography and scale)		Occupies a rising slope forming part of the valley side; large in scale relative to the settlement and physically prominent in the local landscape.	
Natural Character		Pastoral grassland and hedgerows contribute to the rural setting and provide biodiversity value.	
Historic landscape character		Located to the south of the Mickleton Conservation Area and within the wider setting of the Church of St Lawrence (Grade I); forms part of the village’s historic rural backdrop.	
Form, density, identity and setting of existing settlement/development		Adjoins existing development on Ballards Close to the north-west but would extend up the slope, creating an incongruous and expansive extension that departs from the settlement’s structure and form.	
Views and visual character including skylines		Rising landform makes the site visible from the south and in filtered views from Footpath 22 and local roads; any development would appear on the slope and potentially intrude into the skyline.	
Access and recreation		No PRoWs cross the site; Footpath 22 to the north provides intermittent views.	
Perceptual and experiential qualities		Tranquil and open pastoral setting with a strong sense of separation from the village; development would reduce rural qualities and perceptual integrity.	

Evaluation:	HIGH SENSITIVITY
Justification: MK14 is assessed as having High sensitivity, reflecting its prominent position on the rising valley slope, large scale relative to the settlement, and open rural character. The site forms part of Mickleton's southern setting, contributing to the distinct visual and physical transition between the village and the wider countryside. Development would extend built form beyond the established edge, including Ballards Close to the north-west, appearing incongruous and intrusive on the elevated hillside. The site also contributes to the setting of the Mickleton Conservation Area and the Church of St Lawrence (Grade I listed), both visible in views from the north and integral to the historic landscape context of the settlement. While natural and historic sensitivities are moderate, the topographic prominence, visual exposure, and perceptual qualities of openness and tranquillity elevate overall susceptibility to change. As part of the Cotswolds National Landscape, the site reinforces the special qualities of rural tranquillity, scenic value and the interplay between settlement and surrounding farmland.	
Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Unwooded Vale LCT
Landscape Character Area:	LCA 19D Vale of Evesham Fringe
Historic Landscape Character:	Pastoral enclosures on rising valley slopes forming part of the rural setting of Mickleton and the Church of St Lawrence (Grade I).
Constraints/Designations:	
Landscape: Cotswolds National Landscape	
Historic: Within the wider setting of the Mickleton Conservation Area and Church of St Lawrence (Grade I Listed).	
Biodiversity: Boundary hedgerows and trees provide ecological value.	
Other (floodplain, PRoWS): Footpath 22 to the north provides filtered public views; not within Flood Zones 2 or 3.	

Site Reference: MK15		Settlement: Mickleton
Description: The site is located to the north-east of Mickleton on gently descending land, which falls towards a brook to the east. It sits at the foot of Meon Hill to the east. The eastern boundary of MK15 abuts the boundary of the Cotswolds National Landscape. The site is predominantly fields used for arable and pastoral farming. It is neighboured by the recently completed housing development on the former Meon Hill Nursery to the south-west; Stratford Road (B4632) to the west with countryside beyond; an industrial area along part of the northern boundary (Leosheds – garden storage buildings) and countryside beyond; open countryside to the east; and the built up area of Mickleton to the south. The parcel is not located within the Cotswolds National Landscape, although MK15 abuts its boundary on its eastern side. Given the proximity and local context, the parcel is considered to be within the setting of the National Landscape at the foot of Meon Hill. The parcel contributes to the rural setting of Mickleton, particularly the northern approach into the village from Stratford Road, the eastern approach from the Heart of England Way national trail, and from views into the village from the National Landscape to the east, notably from Meon Hill.		
Evaluation:		MEDIUM-HIGH SENSITIVITY
Justification: This parcel is characterised as open agricultural land located within the rural landscape. It is detached from the settlement of Mickleton and protrudes further into the landscape than the other assessed parcels. There is no existing context to justify such a protrusion. The Cotswolds National Landscape abuts the eastern boundary of the parcel and attention would need to be given to its recognised special qualities. A public footpath bisects the parcel and provides access to footpaths within the National Landscape. Development of the parcel would weaken the rural approach to the settlement given it has no existing settlement context and is fully characterised as part of the rural landscape. Development of the parcel is not considered to be appropriate from a landscape and visual perspective.		
Landscape Context:		
National Character Area:	NCA 106: Severn and Avon Vales and 107: Cotswolds	
Landscape Character Type:	Unwooded Vale	
Landscape Character Area:	VE1C: Mickleton Vale Fringe	
Historic Landscape Character:	-	
Constraints/Designations: Landscape: Not within the Cotswolds National Landscape but does abut the boundary on the eastern side of parcel MK15. Historic: No heritage designations within the parcels or the immediate vicinity. The Mickleton Conservation Area is located a short distance to the south.		

Biodiversity: The site is predominantly used for crop production, which is unlikely to have significant biodiversity value. This will need to be confirmed by the Preliminary Ecological Assessment and any subsequent necessary surveys.

Other (floodplain, PRow): Mickleton Footpath 5 is present within parcel MK15. This footpath is also identified as part of the promoted Heart of England Way long distance footpath route. No TPO.

Site Reference: MK16	Settlement: Mickleton
Description: MK16 comprises a small pastoral field located off Broad Marston Road to the north of Mickleton. The parcel is physically and perceptually separated from the main body of the settlement and lies beyond the defined settlement boundary, reading clearly as part of the surrounding open countryside. The site is relatively flat pastoral field bound by post and rail fencing. It is visually associated with the wider agricultural landscape that surrounds Mickleton. Public Footpath 1 runs along the eastern edge of the site, providing visibility into the parcel and contributing to its recreational and experiential value. Beyond the site, the landscape remains predominantly agricultural in character with scattered farmsteads and rural buildings typical of the vale fringe landscape. If developed independently, the parcel would be disconnected from the existing settlement and would create an isolated area of built form into the countryside that would appear incongruous with the established settlement pattern of Mickleton. The site lies outside Flood Zones 2 and 3 and is not closely associated with designated heritage assets. It falls within the Unwooded Vale Landscape Character Type and the VE1C Mickleton Vale Fringe Landscape Character Area, which is characterised by open agricultural landscapes forming the transitional edge between settlements and the wider countryside. Historic landscape character is typical of enclosed former agricultural land reflecting organised field patterns of the vale fringe.	
Evaluation:	MEDIUM SENSITIVITY
Justification: MK16 forms part of the open agricultural landscape to the north of Mickleton and is clearly separated from the main settlement. Although the site itself is relatively small and simple in character, its location within the wider countryside and its separation from the settlement increase its susceptibility to change. The presence of PRow Footpath 1 along the eastern boundary increases public visibility and reinforces the site's role within the rural landscape. Development would introduce built form into a location that currently reads as part of the wider agricultural landscape rather than the settlement edge. While the limited scale of the parcel slightly moderates potential landscape effects, the site's disconnected location and contribution to the countryside setting of Mickleton result in an overall judgement of Medium landscape sensitivity.	
Landscape Context:	
National Character Area:	NCA 106 – Severn and Avon Vales

Landscape Character Type:	Unwooded Vale
Landscape Character Area:	VE1C Mickleton Vale Fringe
Historic Landscape Character:	Enclosed former agricultural land reflecting organised enclosure patterns typical of vale fringe landscapes.
Constraints/Designations: Landscape: Outside the Cotswolds National Landscape but within its wider setting Historic: None identified Biodiversity: Boundary trees Other (floodplain, PRowS): PRow Footpath 1 to the east of the site; Not within Flood Zones 2 or 3.	

Site Reference: MK17		Settlement: Mickleton	
Description:			
MK17 is located on the northern edge of Mickleton to the east of Broad Marston Road and immediately north of existing residential development. The site comprises a small-scale linear arable field enclosed by hedgerows and semi-mature trees, forming a relatively contained parcel at the edge of the settlement. The field is relatively flat and defined by strong vegetated boundaries which provide a degree of enclosure and limit wider views into and out of the site. The parcel reads as part of the immediate rural edge to Mickleton, although the narrow and linear form means it is visually associated with the existing settlement edge along Broad Marston Road. Development of the site would extend the settlement further north; however, due to the scale of the parcel and its relationship with the existing settlement edge, built form would not be entirely out of context with the established settlement pattern or scale. Public Footpath 1 crosses the site north–south providing recreational access through the parcel. The site lies outside Flood Zones 2 and 3 and is not closely associated with designated heritage assets. The parcel sits within the Unwooded Vale Landscape Character Type and the VE1C Mickleton Vale Fringe Landscape Character Area.			
Evaluation:		MEDIUM SENSITIVITY	
Justification:			
MK17 forms part of the immediate agricultural edge to Mickleton and is defined by strong vegetated boundaries that provide enclosure and landscape structure. The narrow linear form of the parcel and its close relationship with the existing settlement edge mean that development would not be entirely incongruous with the current settlement pattern. Although the site retains rural characteristics and includes a PRoW that increases recreational value, its enclosure and proximity to existing development moderate the potential landscape effects. The presence of mature hedgerows and tree belts contributes positively to local landscape character but would also provide potential screening. On balance, the combination of landscape features, containment and relationship with the existing settlement edge results in an overall judgement of Medium landscape sensitivity.			
Landscape Context:			
National Character Area:		NCA 106 – Severn and Avon Vales	
Landscape Character Type:		Unwooded Vale	
Landscape Character Area:		VE1C Mickleton Vale Fringe	

Historic Landscape Character:	Enclosed former agricultural land reflecting organised enclosure patterns typical of vale fringe landscapes.
Constraints/Designations: Landscape: None identified Historic: None identified Biodiversity: Strong tree belts and hedgerows along the site boundaries. Other (floodplain, PRowS): Outside Flood Zones 2 and 3. PRow Footpath 1 crosses the site north–south.	

Site Reference: MK18		Settlement: Mickleton	
Description: Most of the site is two fields, which have been subdivided with post and rail fencing to create pony paddocks. The central-northern part of the site contains a large Dutch barn and storage areas for machinery and stables. The eastern part of the site contains a detached house (Foxwold House), which sits within a large garden. A brook runs along the western half of the southern boundary and then northwards through the centre of the site. A public right of way (Mickleton Footpath 10) enters the site in the north-west corner and runs along the western boundary and part of the southern boundary, before cutting southwards into the recently completed 70 dwelling Cotswold Edge development to the south. The site is surrounded to the north by arable farmland, a former plant nursery and a bungalow; pastoral farmland to the west; the Cotswold Edge housing development to the south, which includes a landscape buffer between new housing and the site; and Broad Marston Road to the east with further housing development beyond. The parcel is not located within the Cotswolds National Landscape or neighbouring Special Landscape Area (SLA). Given the proximity and local context, the parcels are considered to be within the setting of the CNL at the foot of Meon Hill. Parcel MK18 contributes to the rural setting of Mickleton by virtue of its generally undeveloped agricultural character. This is interspersed with low density scattered residential development.			
Evaluation:		MEDIUM-LOW SENSITIVITY	
Justification: The landscape sensitivity to development of this parcel is derived from its existing character. Land use within the parcel is divided between agricultural and residential use. Two of the boundaries are entirely enclosed by residential development (south and east) while one boundary has some residential influences also present (north). This surrounding context encloses the eastern half of the parcel and gives it a remnant feel. The west of the parcel is more open and recognisable as part of the wider agricultural landscape. The boundaries are considered to be relatively weak. Development of the parcel would provide an opportunity to deliver robust Green Infrastructure features that also soften the transition between the settlement and wider landscape. The parcel should be considered within a wider strategy for the area so as not to provide inappropriate boundary features.			
Landscape Context:			
National Character Area:		NCA 106: Severn and Avon Vales	
Landscape Character Type:		Unwooded Vale	
Landscape Character Area:		VE1C: Mickleton Vale Fringe	
Historic Landscape Character:			
Constraints/Designations: Landscape: Not within the CNL. Norton Hall Special Landscape Area is located to the west.			

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

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

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

Other (floodplain, PRowS): Mickleton Footpath 10 is present within parcel MK18.

Site Reference: MK19	Settlement: Mickleton
Description: MK19 comprises a relatively flat arable field located to the north of Mickleton, east of Broad Marston Road. The site is physically and perceptually disconnected from the main settlement and lies beyond the defined settlement boundary. It reads clearly as open countryside. The western boundary is defined by Norton Brook, with mature trees and riparian vegetation reinforcing a strong green corridor. Flood Zones 2 and 3 extend along the eastern edge of the site in association with the brook corridor. Beyond the brook, land rises gently to the west, strengthening the sense of separation from the settlement. The site is set back from Broad Marston Road by a domestic parcel containing residential buildings and greenhouses, which provide partial screening from the highway. Boundaries are largely defined by mature trees and hedgerows, with a block of conifers located in the south-eastern corner. Small pylons run north-south along the eastern boundary. Existing residential properties are visible to the south, though these are separated by intervening vegetation. There is no public access within the site itself. Though PRow Footpath 10 runs beyond the southern boundary and would afford filtered views into the parcel. The site is not located within or adjacent to the Conservation Area and is not closely associated with listed buildings. The site lies within the Unwooded Vale Landscape Character Type, specifically the VE1C Mickleton Vale Fringe Landscape Character Area. The landscape is characterised by relatively flat to gently undulating agricultural land forming the transitional fringe between settlement and wider countryside. Historic Landscape Character is consistent with enclosed former agricultural land reflecting organised field patterns typical of the vale fringe.	
Evaluation:	MEDIUM-HIGH SENSITIVITY
Justification: MK19 occupies a detached countryside position to the north of Mickleton and makes a clear contribution to the rural setting of the settlement. Although the landform is relatively flat and the field itself contains limited landscape features, the presence of Norton Brook and associated riparian vegetation strengthens natural character and reinforces the perception of separation from the built-up area. Development would extend the settlement beyond its established northern edge into land that currently reads as open countryside. The site's separation from the Conservation Area and absence of direct heritage constraints moderates historic sensitivity. However, its settlement-edge role, perceptual qualities, and visibility from nearby PRowS elevate overall susceptibility.	

On balance, the combination of countryside character and extension beyond the settlement boundary supports 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:	VE1C Mickleton Vale Fringe
Historic Landscape Character:	Enclosed former agricultural land reflecting organised enclosure patterns

Constraints/Designations:

Landscape: None identified

Historic: None identified

Biodiversity: Riparian corridor along Norton Brook and site boundary trees and shrubs.

Other (floodplain, PRoWS): Flood Zones 2 and 3 along eastern boundary; PRoW

Footpath 10 beyond southern boundary.

Site Reference: MK20B		Settlement: Mickleton	
Description: The site predominantly comprises two pastoral fields, which are defined internally by post and rail fencing. The south-west corner contains a large, detached dwelling sitting within extensive grounds. A public right of way (Mickleton Footpath 10) runs inside the northern boundary before crossing into MK18 and running parallel to the eastern boundary. The eastern boundary also contains a 10m thick strip containing recently planted trees. The site is surrounded by farmland on all sides, although it is closely related to MK18 and MK13 and would be surrounded by development to the south and east should these sites come forward. The parcel is not located within the Cotswolds National Landscape or the neighbouring Norton Hall Special Landscape Area (SLA). The SLA is present along the western boundary of the site. Given the proximity and local context, the parcel is considered to be within the setting of the National Landscape. The site contributes to the rural setting of Mickleton by virtue of its generally undeveloped agricultural character. This is interspersed with low density scattered residential development.			
Evaluation:		MEDIUM-HIGH SENSITIVITY	
Justification: This parcel is characterised as a agricultural land and associated buildings. One detached dwelling is located within the south west of the parcel. The parcel is located within a rural landscape and is detached from the settlement of Mickleton and protrudes further into the landscape than the other assessed parcels. There is no surrounding context to justify such a protrusion. The Norton Hall SLA abuts the western boundary, and attention would need to be given to its recognised special qualities. A public footpath crosses the northern boundary (Mickleton Footpath 10) and two other public footpaths cross the south of the site (Mickleton Footpaths 11 and 12), which provide access to footpaths within the wider landscape. Development of the parcel would weaken the rural approach to the settlement given it has no existing settlement context and is characterised as part of the rural landscape. If the parcel were to be considered for residential development then it would need to be as part of a wider strategy for the area. This would need to deliver robust Green Infrastructure features that soften the transition between the settlement and wider landscape. This provision would also need to provide public and biodiversity benefit.			
Landscape Context:			
National Character Area:		NCA 106: Severn and Avon Vales	
Landscape Character Type:		Unwooded Vale	
Landscape Character Area:		VE1C: Mickleton Vale Fringe	

Historic Landscape Character:	-
Constraints/Designations: Landscape: Not within the Cotswolds National Landscape. Norton Hall Special Landscape Area is located to the west. Historic: No heritage designations within the parcel or the immediate vicinity. The Mickleton Conservation Area is located a short distance to the east. Biodiversity: The pastoral fields within this site are unlikely to have high biodiversity value. However, a brook (Norton Brook) runs 30m to the north-west of the site. The brook is lined with dense deciduous woodland. There is a drainage ditch and a hedge which runs along the northern boundary of MK20B, which feeds into the brook. This is likely to be a wildlife corridor. The garden of the house in the south-west corner of the site may have some biodiversity value, and the biodiversity of the field in the south-west corner is likely to increase when the trees become more established. Similarly, the 10m band of tree planting which runs along the eastern boundary is also likely to increase in biodiversity value as the trees become more established. Other (floodplain, PRowS): Mickleton Footpaths 10, 11 and 12 are present within parcel MK20B.	

Site Reference: MK21		Settlement: Mickleton	
Description:			
MK21 comprises a flat arable field located to the east of Broad Marston Road and north of Mickleton. The site is physically and perceptually disconnected from the main body of the settlement and lies beyond the defined settlement boundary, reading clearly as open countryside. The parcel is defined by trees along some boundaries; however, most edges remain open, resulting in an exposed character and a strong sense of countryside. A small tree copse is located centrally within the site, providing a modest landscape feature within an otherwise open and expansive field structure. Public Footpath 1 runs north–south through the site, increasing public visibility and recreational value. The landscape is generally flat across the parcel, with land rising further east towards the slopes of the Cotswolds National Landscape. Scattered residential properties are located to the east along Long Marston Road, together with agricultural barns and farmsteads within the wider rural landscape. The site does not fall within Flood Zone 2 or 3 and is not closely associated with designated heritage assets. It lies within the Unwooded Vale Landscape Character Type, specifically the VE1C Mickleton Vale Fringe Landscape Character Area, characterised by open agricultural fields forming the transitional fringe between settlement and wider countryside. Historic Landscape Character is typical of enclosed former agricultural land reflecting organised field patterns of the vale fringe.			
Evaluation:		MEDIUM-HIGH SENSITIVITY	
Justification:			
MK21 occupies an open and exposed countryside position north of Mickleton and forms part of the settlement’s wider rural setting. Although the site itself is relatively simple in character and contains few distinctive landscape features, its openness, separation from the settlement, and visibility from PRoW Footpath 1 significantly elevate its susceptibility to change. Development would introduce built form into a clearly defined rural landscape, extending the settlement beyond its established edge and altering the current perception of openness. The absence of substantial containment and the site’s exposed nature mean that built form would be readily perceptible in views from the surrounding road network and recreational routes. Taken together, the site’s open and exposed location, settlement-edge role, and visibility support 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:	VE1C Mickleton Vale Fringe
Historic Landscape Character:	Enclosed former agricultural land reflecting organised enclosure patterns typical of vale fringe landscapes.
Constraints/Designations: Landscape: Outside the Cotswolds National Landscape but within its wider setting Historic: None identified Biodiversity: Boundary trees and small tree copse within site Other (floodplain, PRowS): PRow Footpath 1 crosses the site; Not within Flood Zones 2 or 3.	

Site Reference: MK22		Settlement: Mickleton	
Description:			
MK22 is located on the northern edge of Mickleton to the west of Stratford Road and north of the parcel identified as MK17. The site comprises a medium scale arable field enclosed by hedgerows and semi-mature trees along its boundaries. The field is relatively flat and retains a simple agricultural structure typical of the vale fringe landscape. Boundary vegetation provides some enclosure, although the scale of the field means that the parcel remains visually connected to the wider agricultural landscape surrounding Mickleton. The site forms part of the rural setting to the settlement and lies beyond the established built edge. Development within the parcel would extend the settlement further north into the surrounding countryside. The parcel is not located within the Cotswolds National Landscape or neighbouring Special Landscape Area (SLA). Given the proximity and local context, the parcels are considered to be within the setting of the CNL at the foot of Meon Hill. The site lies outside Flood Zones 2 and 3, has no PRoWs crossing it and is not closely associated with designated heritage assets. The parcel sits within the Unwooded Vale Landscape Character Type and the VE1C Mickleton Vale Fringe Landscape Character Area, which is characterised by open agricultural landscapes forming the transitional fringe between settlement and countryside.			
Evaluation:		MEDIUM SENSITIVITY	
Justification:			
MK22 forms part of the agricultural landscape at the northern edge of Mickleton. Although the parcel is larger than adjacent fields closer to the settlement, its character remains typical of the vale fringe agricultural landscape. The site contributes to the rural setting of the village with development extending the settlement beyond its established edge and altering the current perception of openness, especially if developed in isolation. Boundary vegetation provides some containment and structure which limits visual impact from surrounding lanes and PRoWs. Overall, the site is considered to have Medium landscape sensitivity, reflecting its agricultural character, relationship with the settlement edge and limited visibility.			
Landscape Context:			
National Character Area:		NCA 106 – Severn and Avon Vales	
Landscape Character Type:		Unwooded Vale	
Landscape Character Area:		VE1C Mickleton Vale Fringe	

Historic Landscape Character:	Enclosed former agricultural land reflecting organised enclosure patterns typical of vale fringe landscapes.
Constraints/Designations: Landscape: None identified, though within the setting of the Cotswolds National Landscape Historic: None identified Biodiversity: Strong tree belts and hedgerows along the site boundaries. Other (floodplain, PRowS): Outside Flood Zones 2 and 3. No PRowS on site.	

Site Reference: MK23		Settlement: Mickleton	
Description:			
MK23 is located on the northern edge of Mickleton to the east of Broad Marston Road. The site comprises a medium scale arable field forming part of the agricultural landscape that surrounds the village. The field is relatively flat and characterised by a simple arable structure typical of the vale fringe landscape. Boundary vegetation is limited in places, resulting in an open character. In particular, views from Broad Marston Road allow clear visibility across the site, towards the National Landscape reinforcing its role as part of the open countryside beyond the settlement edge. The parcel contributes to the rural setting of Mickleton and reads as part of the wider agricultural landscape beyond the established built form of the village. Development within the site would extend the settlement further north and alter the current perception of openness, particularly if brought forward in isolation. The parcel is not located within the Cotswolds National Landscape or neighbouring Special Landscape Area (SLA). Given the proximity and local context, the parcels are considered to be within the setting of the CNL at the foot of Meon Hill. Public Footpath 1 runs through the site north–south, increasing public interaction with the landscape and providing open views across the field. The site lies outside Flood Zones 2 and 3 and is not closely associated with designated heritage assets. The parcel sits within the Unwooded Vale Landscape Character Type and the VE1C Mickleton Vale Fringe Landscape Character Area, which is characterised by open agricultural fields forming the transitional landscape between settlement and the wider countryside.			
Landscape Sensitivity:			
Physical character (inc. topography and scale)		Medium scale arable field with simple structure and relatively limited landform variation.	
Natural Character		Boundary hedgerows and trees provide landscape structure and ecological value.	
Historic landscape character		Typical enclosed agricultural field pattern with limited evidence of historic landscape features.	
Form, density, identity and setting of existing settlement/development		Development would extend the settlement beyond its established northern edge and into open countryside.	
Views and visual character including skylines		Limited boundary vegetation results in open views across the site from Broad Marston Road and the PRoW.	
Access and recreation		PRoW Footpath 1 provides some recreational value.	

Perceptual and experiential qualities	The site contributes to the openness and rural character at the edge of Mickleton.
Evaluation:	MEDIUM-HIGH SENSITIVITY
Justification: MK23 forms part of the open agricultural landscape on the northern edge of Mickleton and contributes to the rural setting of the settlement. The limited boundary vegetation results in a more exposed character than neighbouring parcels, particularly in views from Broad Marston Road and from the PRoW that crosses the site. Development would extend the settlement beyond its established edge and alter the perception of openness within the surrounding countryside, particularly if the site were developed in isolation. The parcel therefore plays a role in maintaining the rural character and landscape transition between the village and the wider agricultural landscape. While the site itself is typical of the vale fringe agricultural landscape and contains relatively few distinctive features, its openness, visibility and role in defining the settlement edge increase its susceptibility to change. Overall, the site is considered to have Medium-High landscape sensitivity, reflecting its agricultural character, relationship with the settlement edge and limited visibility.	
Landscape Context:	
National Character Area:	NCA 106 – Severn and Avon Vales
Landscape Character Type:	Unwooded Vale
Landscape Character Area:	VE1C Mickleton Vale Fringe
Historic Landscape Character:	Former enclosed former agricultural land with limited historic features remaining.
Constraints/Designations:	
Landscape: None identified, though within the setting of the Cotswolds National Landscape	
Historic: None identified	
Biodiversity: Boundary trees in some locations.	
Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. PRoW 1 crosses the site north-south.	

**Landscape
Assessment of land
surrounding
settlements in
Cotswold District**

**Appendix 25 –
Moreton-in-Marsh**



COTSWOLD
District Council

Settlement character

- 1.1 Moreton-in-Marsh is located in a broad vale at the junction of the A429 Fosse Way and the A44 Evesham-Chipping Norton Road shown by Figure M1. It is one of only two towns in Cotswold District that has a railway station.
- 1.2 The town was founded in the Thirteenth Century and it's growth was based on trade as a result of its strategic location.
- 1.3 The main feature of the town is the broad High Street which has a strong sense of enclosure due to the continuous terraces of historic buildings on either side of the street. The oldest part of the town is located south of Oxford Street and east of the Fosse Way. This is known as the 'Old Town' and is centred around St David's Church which is the key landmark within the Town.
- 1.4 Moreton-in-Marsh is strongly divided by the railway with only the A44 London Road connecting the two parts. The strip of land immediately to the east of the railway corresponds with the 'floodplain' of the Evenlode and is substantially free of development creating green corridors which enter the town from the south and the north. These corridors are important green spaces within the town.
- 1.5 Moreton has sustained substantial amounts of 20c development. This is predominantly located to the south of the Old Town either side of the railway. Approaching the town from the south, modern housing estate development forms a relatively abrupt linear edge to the town. Similarly, the approach from the east has been substantially suburbanised. However, the western edge of the town has less modern development and has retained a visually permeable and more vegetated character.
- 1.6 To the north east is the substantial site of the Fire Services College on the site of an old airfield. The college is of national and international importance for the training of firemen. It comprises a building complex, runways with various structures such as buildings, planes, trains and boats for practicing putting out fires, all surrounded by tree belts which largely screen activities from wider view.

Landscape Character

- 1.7 Moreton-in-Marsh lies within the 'Cotswolds' National Landscape Character Area 107 as defined by the Countryside Agency. The settlement lies in the Pastoral Lowland Vale type with the Vale of Moreton LCA to the west of the railway (within the National Landscape) and the Upper Evenlode Vale LCA to

the east. The Vale of Moreton Farmed Slopes LCA rise some way to the west affording distant views over the town.

- 1.8 Moreton-in-Marsh is set on poorly drained boulder clay and hence the town's name. Today, however, little of the original marsh remains apart from a small area to the east of the railway line to the south of the town which is reminiscent of the original state of the local landscape. The landscape around the town can be considered as four areas, described below.
- 1.9 The area to the west of the town is within the National Landscape and slopes gently up to the High Wold at Bourton-on-Hill to the west. The area is characterised by smaller fields than exist on the flatter land to the east of Moreton. Hedges are comparatively more wooded with numerous large hedgerow oaks giving areas around the settlement edge an almost parkland quality.
- 1.10 To the north of the town is a 'quadrant' of flat or gently crowned arable land and pasture lying between Batsford Road and Todenham Road, straddling the railway and the Fosse Way. This land is open countryside appearing isolated from the settlement. There are generally larger fields with fewer trees and hedges.
- 1.11 By contrast, the area to the north-east of the town is highly influenced by the urban area being surrounded by linear development along Todenham Road to west, the town and station to the south and the Fire Services College to the east. The area consists of large flat arable fields with low hedges and some large hedgerow trees. The Evenlode Brook runs through the area.
- 1.12 The eastern margin of the town consists of flat to very gently rolling land with hedges and occasional woodland belts and hedgerow trees. The area to the immediate east of the railway line comprises the floodplain of the Evenlode and is an open area with some managed land and a marshy area previously referred to. This area extends into the urban area and is an important green corridor penetrating into the town.

Relationship of settlement with landscape

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

Positive

- The 'green wedges' and corridors entering the town are important providing strong visual and physical linkages between the urban area and the rural context.
- The open and visually permeable western edge of the town and its relationship to the rural landscape of the National Landscape is also important.
- Views to the church spire are significant, particularly when viewed along the green wedges previously referred to giving a strong sense of the *raison d'être* of the original siting of the town away from the lowest flood prone land.

Negative

- The abrupt, linear edge of the town when approaching from the south generally does not accord with the traditional permeable relationship between settlement and landscape although it is beginning to be mitigated by maturing garden vegetation with time.
- The approach from the east is substantially suburbanised and slightly sprawling. This impression is emphasised by the Fire Services College and the industrial estate, both of which extend the towns urbanising influence substantially to the east of the town.
- The disruption of views to the church by abrupt and unsympathetic housing edges, for example from Evenlode Road.

Landscape sensitivity considerations

- 1.14 The western edge of the town is within the National Landscape which is of National Landscape Importance and indicates the link between the settlement and the rising slopes to the west. To the north and south the landscape has been designated as a Special Landscape Area in recognition of the more subtle character and qualities of the landscape.
- 1.15 The ability of the landscape to accommodate development on the western side of the town is constrained by the character and scale of the landscape including the link to the slopes to the west, and the importance of maintaining the visually permeable relationship between settlement and rural context.
- 1.16 The green wedges which enter the town from the north and south are important to its urban form and relationship with the landscape and river corridor and should not be developed.

- 1.17 The larger scale brownfield and arable and pasture land to the east and south of the town respectively have some potential to accept appropriate development.

Constraints to be taken into account

- 1.18 The constraints are shown on Figure M2 and M3 and are summarised below.
- National Landscape west of the railway
 - SLA to the north and south of the town
 - Elis's Plantation and Lemington Heath Key Wildlife Site on the eastern side of the Fire Services College
 - Monarch's Way and Diamond Way which run primarily on the western edge of the settlement
 - The floodplain of the Evenlode
- 1.19 There is also some Grade 2 agricultural land to the south west of the town.

Areas where development is not suitable

- 1.20 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:
- The western margin of the town (within the National Landscape) should not be developed due to the character of the landscape and the settlement's relationship to its agricultural setting.
 - The two green wedges entering the town from the north and south should be avoided to retain the close relationship between the town and its agricultural setting, protect views to the church and maintain the floodplain/valley floor free of development.
 - The open countryside to the north of the town which currently relatively unspoilt, rural and open and has limited connection to the town should remain undeveloped.
 - Key Wildlife Site in the Fire Service College.

Suggested environmental improvements

- 1.21 The following areas would benefit from environmental improvement:
- The environment of the Cotswold Business Park would benefit from further landscape infrastructure planting.
 - The 'green wedge' of the Evenlode alongside the railway would benefit from improved management to develop its landscape and recreational

potential. This might include increased riparian tree planting. In the long term opportunities should be sought to link the area to the 'wedge' to the north.

- The southern edge of the town would benefit from substantial planting to soften (but not necessarily screen) the harsh edge to development.

Figure MM1: Context and Landscape Character Types and Areas

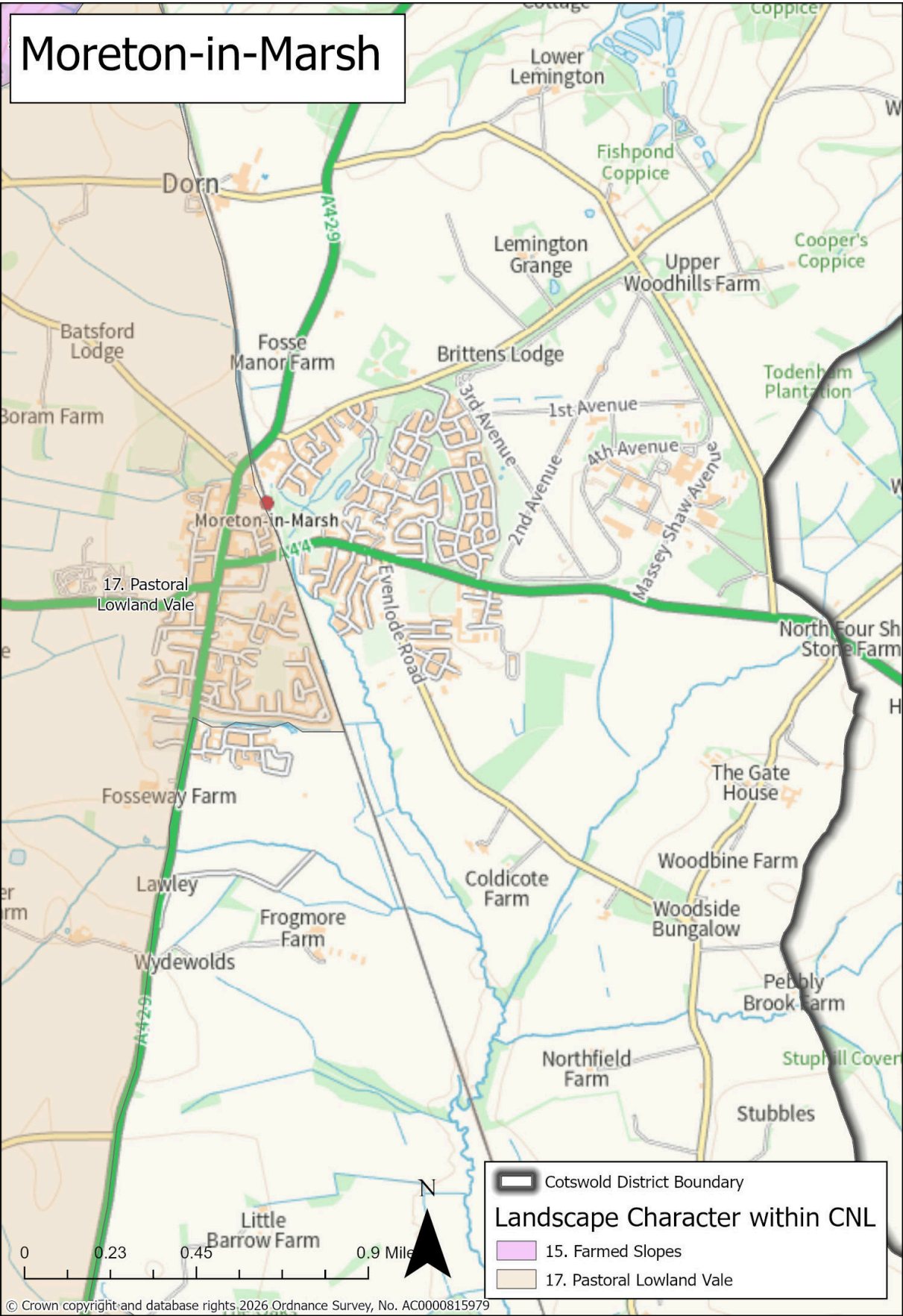


Figure MM2:, Constraints and Designations

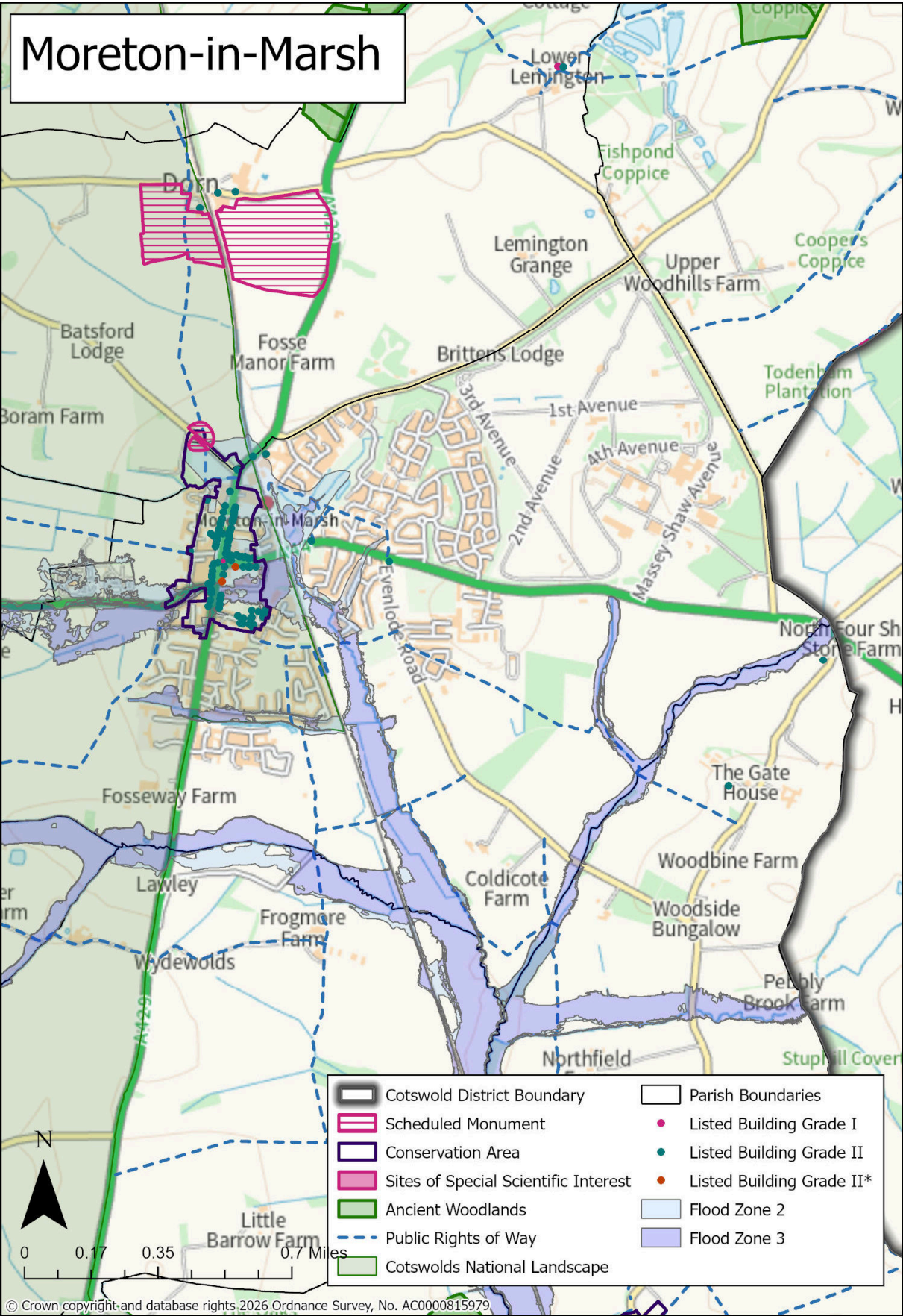
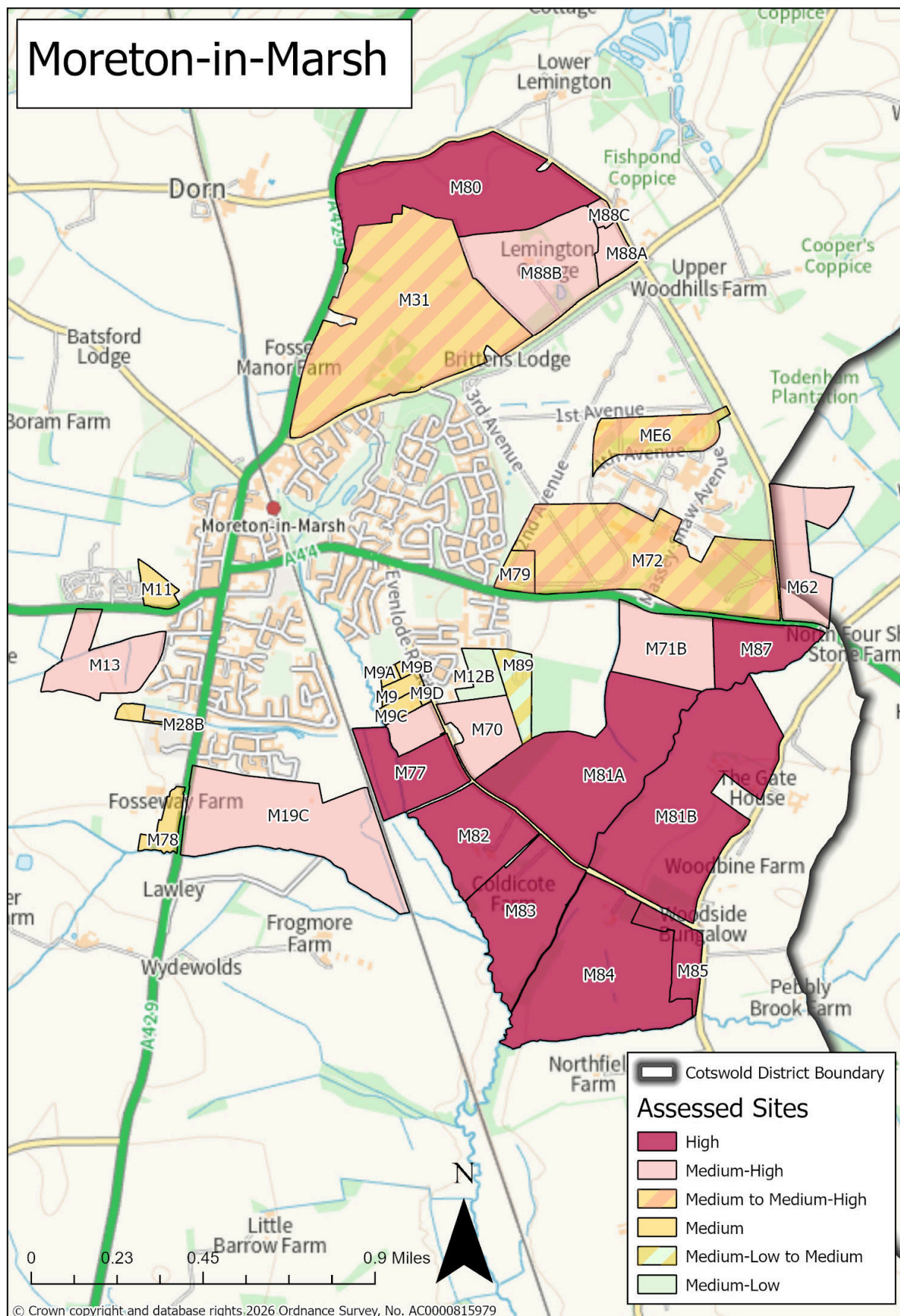


Figure MM3: Assessed Sites and Site Sensitivity



Stage 1 Assessments

- 1.22 The following table shows the sites located within the National Landscape. Sites discounted at Stage 1 do not have individual assessments.

Criteria Category	Indicator	M11	M13	M28B	M74	M78
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)						

Stage 2 Assessments

Site Reference: M9/ M9A/ M9B/ M9C/ M9D	Settlement: Moreton-in-Marsh
Description: The sites are all located at the south-eastern edge of Moreton-in-Marsh off Evenlode Road, which is a single track rural road. They all originated as smallholdings. Although generally flat, the topography to the west of the sites falls gently westwards towards the River Evenlode, which flows southwards along the western boundary of M9C. The parcels are all located within the locally designated Special Landscape Area (SLA) and generally conform with the identified characteristics of the SLA. Additional features include vegetative field boundaries, a pastoral field network, hydrological features, built form, settlement edge and gently sloping topography. The built form within the parcel appears to be of residential, industrial, agricultural and equestrian in character. M9 - The parcel comprises a pastoral field with several structures present in the north and west of its site area. Storage of vehicles and other materials are also apparent. Hedgerow boundary vegetation is present on the southern, eastern and western boundaries. The northern boundary is open and leads onto further parcels (M9A and M9B) and residential development with allotments and the Moreton-in-Marsh settlement beyond. To the east is Evenlode Road with a permitted residential scheme beyond. To the south are several structures and a continuation of the pastoral aesthetic with the wider rural landscape beyond. To the west is a watercourse and floodplain with the railway line and residential development within Moreton-in-Marsh beyond. M9A: The parcel comprises a grassed area with several structures present. The storage of vehicles and other materials is apparent in the east half of the parcel. Hedgerow boundary vegetation is present on the northern and western boundaries. The southern and eastern boundaries are generally open and lead onto further parcels (M9 and M9B). To the west is a watercourse and floodplain with the railway line and residential development within Moreton-in-Marsh beyond. To the north are allotments with the Moreton-in-Marsh settlement beyond. M9B mostly remains a field used as a smallholding. However, the eastern part of the site contains a bungalow (Southcroft). M9C comprises three fields used as horse paddocks. The Old Stables in the south-eastern corner have been recently converted into a dwelling (ref: 16/04753/FUL).	

M9D is no longer used as a smallholding and now is only used to store materials, as well as two shipping containers. Like M9C this parcel is located further into the rural landscape than its northern neighbour.

Evenlode Road forms the eastern boundary of the combined site area with a housing development and the Gloucestershire Highways Depot opposite. To the north is Croft Allotments. M9B is adjacent to four semi-detached bungalows, which front onto Evenlode Road. There is open countryside to the south and a wild grassland area and the River Evenlode to the west.

Evaluation:	MEDIUM SENSITIVITY
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Justification:

M9 Parcels: The past and current use of these parcels has had an impact on the prevailing rural character. Influence from the settlement edge exists and the permission given to the site to the east has brought the neighbouring settlement edge further south. This means the development of the parcels would unlikely to be seen as a protrusion into the rural landscape given the existing context to the west. Much of the existing built form in the parcels is redundant or poorly maintained, which creates a detractor in what would historically have been characteristic pastoral fields on the edge of the settlement. Alongside these structures is associated detritus and access roads. Given the context of these parcels, it is considered that they have **Medium** landscape sensitivity. This balances the detractors against the areas position on the edge of the rural landscape and its location within the Special Landscape Area.

Landscape Context:

National Character Area:	NCA 107: Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	VM1A: Upper Evenlode Vale
Historic Landscape Character:	-

Constraints/Designations:

Landscape: The parcels are not located within the CNL. However, they are located within the Moreton-in-Marsh Surrounds Special Landscape Area.

Historic: Not within a Conservation Area and no listed buildings present within or on the boundary of the parcels

Biodiversity: The sites are not located within an area covered by a formal wildlife conservation designation. However, they are within a B-line and are partly within a Great Crested Newt amber zone.

The sites look to mostly comprise improved grassland associated with the small holding uses, which is unlikely to have significant levels of biodiversity, although further assessment is required to determine this. The sites do, however, have several features of ecological interest. These are:

- the land to the west of M9A and M9 is Priority Habitat (good quality semi-improved grassland);
- there is a drainage ditch running along the western boundaries of M9 and M9A, which is naturally dammed in places and has pond-like

characteristics. There is a further drainage ditch along the boundary of M9C;

- there are several mature trees and hedgerows within and around the site, which will be habitat for small mammals, nesting birds, etc;
- a badger sett was observed in the western corner of M9;
- the buildings in all of the sites may accommodate roosting bats or nesting birds, particularly the disused or infrequently used buildings;
- M9A and M9B are adjacent to an active allotment, which may have biodiversity value (e.g. reptile and insect species); and
- there are parts of the site which have fallen out of use or have had minimal human disturbance for some time, namely M9A and M9D, which will be of interest.

Other (floodplain, PRow): No TPO located within the parcels. No PRow present within the parcels

Site Reference: M11		Settlement: Moreton-in-Marsh	
Description:			
The site lies to the north of the A44, between existing residential development to the east (off Bourton Road and Hospital Road) and the Moreton-in-Marsh Caravan and Motorhome Club Campsite to the west. It is accessed directly from the A44 and comprises grassland enclosed by a fragmented hedgerow with hedgerow trees along the northern boundary. The land is relatively flat, with Public Footpath 2 (Arboretum Walk) running east–west beyond the northern boundary, providing intermittent filtered views of the site. To the east, the site borders the Moreton-in-Marsh Conservation Area, while to the south, the Wellington Aviation Museum lies opposite on the far side of the A44. The parcel sits outside the current settlement boundary but is contained by built form on both sides and would fill an existing landscape gap along the A44 corridor rather than extend the settlement into open countryside. A significant portion of the site falls within Flood Zone 2, forming part of the low-lying vale landscape associated with the River Evenlode catchment. The site lies within the Pastoral Lowland Vale Landscape Character Type (LCT) and more locally the Vale of Moreton Landscape Character Area (LCA 17B), characterised by gently undulating farmland, hedged enclosures, and the settled lowland setting of historic market towns. It also lies within the Cotswolds National Landscape, where pastoral valley floors and settlement containment form key special qualities of scenic beauty and rural tranquillity.			
Evaluation:		MEDIUM SENSITIVITY	
Justification:			
M11 is assessed as having Medium sensitivity, reflecting its location outside the settlement boundary but enclosed and urban-fringe character. The site lies between established built form to the east and west and would fill a contained landscape gap along the A44 corridor, rather than create a visually isolated or exposed extension. While proximity to the Moreton-in-Marsh Conservation Area elevates heritage sensitivity, the site’s containment, vegetation cover, and close association with existing development reduce its overall susceptibility. Its flat topography, low visual prominence, and limited public visibility further reduce potential landscape and visual sensitivity. The site contributes to the special qualities of the Cotswold National Landscape, though its semi-urbanised context limits its role, reducing sensitivity.			
Landscape Context:			
National Character Area:		NCA 107 – Cotswolds	
Landscape Character Type:		Pastoral Lowland Vale LCT	
Landscape Character Area:		LCA 17B Vale of Moreton	

Historic Landscape Character:	Enclosed grassland fields forming part of the setting of Moreton-in-Marsh and its Conservation Area.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Borders the Moreton-in-Marsh Conservation Area, therefore within its setting. Biodiversity: Boundary hedgerows and trees provide moderate habitat value. Other (floodplain, PRowS): Footpath 2 (Arboretum Walk) runs north of the site; a large part of the site lies within Flood Zone 2.	

Site Reference: M12B		Settlement: Moreton-in-Marsh	
Description: The site is located at the south-eastern edge of Moreton-in-Marsh. It is part of a larger field, with 67 dwellings on the western part of this field (ref: 19/00086/OUT). M12B is a remnant part of the same field which does not have planning permission.			
The field has flat topography and has a public right of way (Moreton-in-Marsh Footpath 10) cutting through it from the north-west corner to the south-east corner. The site is adjacent to mid-20 th Century housing to the north-west; large relatively modern industrial units to the north (Cotswold Business Village); a sewage treatment works to the east; open countryside to the south; a Gloucestershire Highways depot to the south-west; and land within the same field to the west, which will be the 67 dwelling housing development.			
Evaluation:		MEDIUM-LOW SENSITIVITY	
Justification: Development encloses the parcel on three sides. It is considered that the landscape sensitivity of the parcel is Medium-Low. Any development should respect the route of the PRoW within the parcel. Generous vegetative boundaries should be implemented alongside any development to filter views and soften the edge of the settlement, which would aid in the assimilation of any development into the landscape. The presence of the sewage treatment plant to the east constitutes a perceptual detractor in the area that should be addressed and mitigated within any proposal.			
Landscape Context:			
National Character Area:		NCA 107: Cotswolds	
Landscape Character Type:		Pastoral Lowland Vale	
Landscape Character Area:		VM1A: Upper Evenlode Vale	
Historic Landscape Character:		-	
Constraints/Designations: Landscape: The parcel is not located within the Cotswolds National Landscape. But it is located within the Moreton-in-Marsh Surrounds SLA. Historic: Not within a Conservation Area and no listed buildings present within or on boundary of parcel. Biodiversity: The site is not located within an area covered by a formal wildlife conservation designation. However, it is located within a B-line. It is also partly located within a Great Crested Newt (GCN) amber zone and partly within a GCN red zone. An Ecological Appraisal was undertaken on the other part of the same field, which was granted planning permission for 67 dwellings. Further ecological assessment would be required for this site, but the Ecological Appraisal is indicative of the types of issues that may be present. The main findings of the Ecological Appraisal are summarised below: • All existing field boundary hedgerows qualify as priority habitat, but they are species-poor and unlikely to qualify as important under the Hedgerow Regulations 1997; • Potential for hedgehogs, nesting birds and foraging/commuting bats;			

- Ground-nesting birds found to be absent from the site and immediate surroundings (regular use of footpath by walkers and dog walkers likely to discourage ground nesting species);
- Negligible potential for reptiles; and

e-DNA survey of nearby ponds resulted in negative results, meaning that Great Crested Newts are likely to be absent.

Three Oak trees with Tree Preservation Orders (TPO) are located to the south-west of the site alongside Evenlode Road, although away from the site boundary. There is, however, a similar reasonably large Oak tree and a smaller Oak tree on the south-western boundary near the highways depot, which are not protected by a TPO. There is also an Oak tree in the south-east corner

Other (floodplain, PRow): No TPO located within the parcel. Moreton-in-Marsh Footpath is present within the parcel and crosses it along a north-west / south-east axis.

Site Reference: M13	Settlement: Moreton-in-Marsh
Description: The site lies to the west of Parkers Lane, beyond the existing settlement boundary of Moreton-in-Marsh. It comprises a series of large arable fields divided by mature hedgerows with scattered hedgerow trees, and enclosed by vegetation along the outer boundaries, giving it a well-defined yet distinctly rural character. The northern edge of the site lies within Flood Zone 3, while the remainder occupies gently undulating land typical of the surrounding vale landscape. Although the site sits some distance from the Moreton-in-Marsh Conservation Area and there are no listed buildings nearby, there is clear evidence of ridge and furrow across the site, contributing to its historic landscape value and sense of time-depth. To the east, Public Footpath 7 runs beyond the boundary, though largely screened by intervening hedgerows. The site's large scale, open agricultural character, and position beyond the established settlement edge mean that any development would appear prominent and incongruous in relation to the compact pattern of Moreton-in-Marsh. The site lies within the Pastoral Lowland Vale Landscape Character Type (LCT) and more locally the Vale of Moreton Landscape Character Area (LCA 17B), characterised by flat to gently undulating grassland and arable fields bounded by hedgerows and scattered trees. It also forms part of the Cotswolds National Landscape, where open vale farmland, historic field patterns and the rural setting of market towns contribute to its special qualities	
Evaluation:	MEDIUM-HIGH SENSITIVITY
Justification: M13 is assessed as having Medium-High sensitivity, reflecting its combination of historic, physical, and perceptual qualities and its large scale relative to the settlement. The presence of ridge and furrow provides a notable sense of time-depth and heritage value, while the intact hedgerow network and open farmland character contribute to the integrity and continuity of the surrounding rural landscape. Development would extend Moreton-in-Marsh westwards in a manner incongruous with the town's compact form, resulting in a substantial encroachment into open countryside. Although boundary vegetation offers some localised screening, the site's scale, openness, and heritage significance mean that change would be both visually and perceptually intrusive. As part of the Cotswolds National Landscape, the site contributes strongly to special qualities of historic character, scenic value, and rural tranquillity. On balance, the historic features, landscape context, and relationship to settlement form justify this sensitivity judgement.	
Landscape Context:	

National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale LCT
Landscape Character Area:	LCA 17B Vale of Moreton
Historic Landscape Character:	Large, enclosed fields retaining ridge and furrow, forming part of the rural setting to Moreton-in-Marsh.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Ridge and furrow across site contribute to wider historic landscape though separate from Conservation Area and listed buildings. Biodiversity: Hedgerows and trees provide structure and connectivity. Other (floodplain, PRowS): Northern boundary lies within Flood Zone 3. Footpath 7 to the east provides limited filtered views.	

Site Reference: M19C	Settlement: Moreton-in-Marsh
Description: The site is located to the south of Moreton-in-Marsh and comprises a series of arable fields in active cultivation that are bound by characteristic hedgerows and trees. An agricultural building identified as Dunstall Farm is present within the north of the parcel. This is accessed by farm tracks that enter the parcel from the south, east and west. The parcel is relatively flat with a gently sloping topography that falls in a south-easterly direction towards Stow Brook, which is located along the length of the southern boundary. Infrastructure corridors flank the parcel to the east (North Cotswold Railway Line) and west (A429 Fosse Way). To the north, 250 dwellings have been built. To the south and east is a continuation of the field network found within the parcel. These fields are also bound with hedgerows and scattered farms and dwellings are also present. Beyond the Fosse Way to the west is the Fosseyway Garden Centre with a continuation of the characteristic agricultural field pattern beyond. Public Rights of Way (PRoW) are present within the eastern half of the parcel (Moreton-in-Marsh Footpaths 8 and 15). Footpath 8 forms part of the promoted long distance footpath known as The Diamond Way. These PRoW continue into the surrounding landscape to the north, south and east and connect with the wider footpath network. Views from these public vantage points vary in quality and duration due to intervening features such as vegetation, built form and changes in topography. Notable landscape features include the parcel's location within a locally designated SLA and position adjacent to the CNL thus siting it within the setting of the CNL where regard to its special qualities should be given. Additional features include the field boundary vegetation that encloses and divides the characteristic field network that defines the parcel. Infrastructure corridors are present to the east and west. The permitted scheme and development boundary to the north place the parcel on the settlement edge. A water course is present along the southern boundary which the topography of the parcel gently slopes towards. Dunstall Farm is present within the parcel and is represented by a single agricultural structure. Access roads through the parcel are present to service the structure.	
Evaluation:	MEDIUM-HIGH SENSITIVITY
Justification: The parcel is undeveloped farmland on the edge of the settlement. Development would represent encroachment into the characteristically rural landscape around Moreton-in-Marsh and would form a prominent addition to the local visual context. The Diamond Way long distance footpath and another footpath cross the parcel; these provide public access and enjoyment to the countryside from the edge of the settlement. It is located within a SLA which includes the countryside to the south and east. Its location on the edge of the CNL places it within its setting, an assessment of any developments impact on the special qualities of the CNL would be required. The impact on the special qualities of the Cotswolds would be an important consideration of any proposed development.	

Given the level of change that would be likely to occur and the context that the parcel is located within, the landscape sensitivity of this parcel is Medium-High.

Landscape Context:

National Character Area:	National Character Area 107: Cotswolds
Landscape Character Type:	Landscape Character Type: Pastoral Lowland Vale
Landscape Character Area:	Landscape Character Area: VM1A: Upper Evenlode Vale
Historic Landscape Character:	-

Constraints/Designations:

Landscape: The parcel is not located within the Cotswolds National Landscape, although the CNL boundary is located to the west of the Fosseway and the site forms part of its setting. The parcel is located within a Special Landscape Area (SLA)

Historic: Not within a Conservation Area and no listed buildings present within or on boundary of parcel

Biodiversity: The site does not contain any formal nature conservation designations. However, the site is located within a B-line.

Other (floodplain, PRow): TPO present on northern parcel boundary (Oak tree). Moreton-in-Marsh Footpath 8 (forms part of the Diamond Way long distance footpath) and 15 present within parcel

Site Reference: M28B		Settlement: Moreton-in-Marsh	
Description: The 0.8 ha site is located at the south-western edge of Moreton-in-Marsh to the west of the Fosse Way (A429). Together with M74 it wraps around the back of the recently completed Aldi supermarket and North Cotswold Hospital. The site has reasonably flat topography. M28B is fallow agricultural land with a 60-bed care home development to the east. The site is neighboured by Moreton-in-Marsh Bowling Club and Aldi Supermarket to the north-east; North Cotswold Hospital to the east and a residential development further to the east; Fosse Way Garden Centre is located to the south-west of M74 and there is open countryside in all other directions. Beyond the western boundary is a large network of agricultural fields that continues to the elevated CNL escarpment in the distance. The topography of the parcel is flat. A public footpath (MORETON-IN-MARSH FOOTPATH 7) is present along the length of the western boundary and connects the parcel to the wider footpath network.			
Evaluation:		MEDIUM SENSITIVITY	
Justification: The parcel is in a settlement edge location and the change to the agricultural character that would be brought about by development. Views from the footpath within the parcel and the CNL to the west would be changed to a degree; this would be manifested by an intensification of built form on the edge of the settlement. The supermarket and hospital would be present in the backdrop of these views. The development beyond the eastern edge of the parcel has altered the baseline for this part of the parcel and altered the baseline character context. Residential development within the remainder of the parcel is unlikely to appear as incongruent given the neighbouring context. The creation of a robust Green Infrastructure corridor on the western and southern boundaries would be required with any development.			
Landscape Context:			
National Character Area:		National Character Area 107: Cotswolds	
Landscape Character Type:		Landscape Character Type: Pastoral Lowland Vale	
Landscape Character Area:		Landscape Character Area: VM1A: Upper Evenlode Vale	
Historic Landscape Character:		-	
Constraints/Designations: Landscape: The parcel is located within the Cotswolds National Landscape (CNL). The Moreton-in-Marsh Surrounds SLA boundary is located to the east of the parcel. Historic: Not within a Conservation Area and no listed buildings present within or on boundary of parcel. Biodiversity: M28B is not located within an area covered by a formal wildlife conservation designation. However, it is located within a B-line. It is also partly located within a Great Crested Newt (GCN) amber zone and partly within a GCN red zone.			

The site is largely set to grass and is bordered by trees, hedges and a drainage ditch. The aforementioned features all represent habitats which can have ecological value, and the site has the potential to provide a suitable habitat for a variety of protected species.

The site is not located within the Conservation Area, where trees are protected. However, the northern boundary of the site contains nine Oak, two Field Maple, and two Ash trees, which are all protected by Tree Preservation Orders (TPO).

Other (floodplain, PRow): No TPO present within the parcel (although note the presence of TPO'd trees on the northern boundary). Moreton-in-Marsh Footpath 7 is present along the length of the parcel's western boundary. This footpath forms part of the promoted long distance footpath known as The Monarchs Way.

Site Reference: M31	Settlement: Moreton-in-Marsh
Description: The site lies to the north of Todenham Road and east of the A429, forming part of the open agricultural landscape to the north of Moreton-in-Marsh. The land gently rises to the north, giving open views across the site and towards the surrounding countryside. Residential development is visible to the south, while the northern boundary is more open and forms an arbitrary edge adjoining further farmland. The site comprises arable fields divided by hedgerows and mature trees, including a small deciduous woodland in the north-west corner. The western boundary is defined by a mature hedgerow with trees, while the south-eastern boundary features denser vegetation enclosing a cluster of barns and an agricultural yard. The northern and eastern sections are more open and rural in character, with greater visual exposure. The site lies within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA), which seeks to conserve the rural setting, landscape structure and open approach to the town. The surrounding road corridors, including the A429 and Todenham Road, introduce noise and movement that reduce tranquillity, though the site retains a largely agricultural and semi-rural character. It falls within National Character Area 107 – Cotswolds, within the Undulating Lowland Vale Landscape Character Type, and more locally within the Upper Stour Hills and Valleys (VM2A) Landscape Character Area as defined in the Gloucestershire Landscape Character Assessment. This character area comprises a varied, undulating lowland vale of medium-scale fields enclosed by hedgerows with trees, interspersed with farmsteads and small woodland blocks.	
Evaluation:	MEDIUM TO MEDIUM-HIGH SENSITIVITY
Justification: The site forms part of the northern approach to Moreton-in-Marsh, lying within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA). The rising topography and open character give the northern section of the site a strong sense of rural openness, which contributes to the perceived separation between the town and surrounding countryside. The site plays an important role in maintaining the town's landscape setting and the visual integrity of the SLA. Sensitivity varies across the site: ▪ The southern area, adjacent to housing and roads, is medium in sensitivity due to suburban influence and reduced tranquillity. ▪ The northern part, which is more open, elevated and natural in character with hedgerows and woodland structure, is medium-high in sensitivity.	

Although bounded by vegetation and not prominent in long-distance views, development would represent a noticeable expansion of the built form northwards into open countryside, diminishing the town's visual containment and weakening the rural edge that the SLA seeks to conserve.

Overall, the site's medium to medium-high sensitivity reflects this variation, with higher sensitivity to the north due to its open views, natural features and role in maintaining the SLA landscape setting, and lower sensitivity to the south where the landscape is more influenced by settlement and infrastructure.

Landscape Context:

National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Undulating Lowland Vale
Landscape Character Area:	VM2A – Upper Stour Hills and Valleys
Historic Landscape Character:	Agricultural landscape with limited recorded historic associations

Constraints/Designations:

Landscape: Moreton-in-Marsh Surrounds Special Landscape Area (SLA)

Historic: No Conservation Areas or listed buildings nearby

Biodiversity: Hedgerows, mature trees and a small deciduous woodland provide habitat value

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

Site Reference: M62	Settlement: Moreton-in-Marsh
Description: The site lies north of the A44, beyond the grounds of the Fire Service College, and is therefore disconnected from the settlement of Moreton-in-Marsh. It occupies a relatively flat parcel of arable farmland and is contained by established boundary vegetation, giving it a semi-enclosed, rural character. The site would be perceived as a physically and visually isolated development parcel, separated from the town by the intervening road and College complex. The Four Shire Stone (Grade II, List Entry 1303562) lies in the south-east corner of the site, marking the meeting point of the historic counties of Gloucestershire, Oxfordshire, Warwickshire and Worcestershire. A single residential dwelling is located immediately adjacent. The site is surrounded by hedgerows, particularly along the southern and western boundaries, which filter near views and contribute to local landscape character. The northern boundary is defined by a tree belt, while the eastern edge is enclosed by a fragmented hedgerow with intermittent trees. A number of standalone trees are also located within the field. The surrounding landscape is open and rural, with no long-distance views due to intervening vegetation and topography. PRow Footpath 17 runs beyond the northern boundary of the site, offering filtered views across the site. Road noise from the A44 is perceptible, but otherwise the site retains a countryside character with a sense of openness and rural separation. The site lies within National Character Area 107 – Cotswolds, within the Pastoral Lowland Vale Landscape Character Type and the Upper Evenlode Vale (VM1A) Landscape Character Area as defined in the Gloucestershire Landscape Character Assessment. This landscape is described as a gently undulating pastoral vale with medium to large-scale fields enclosed by hedgerows and trees, interspersed with woodland and linear settlements following the valleys.	
Evaluation:	MEDIUM-HIGH SENSITIVITY
Justification: The site forms part of the open rural landscape north of the A44, beyond the extent of Moreton-in-Marsh and physically separated from the settlement by both the Fire Service College and road corridor. Development here would constitute a detached expansion into the countryside, disrupting the rural setting and sense of openness that characterises the Upper Evenlode Vale. Although the site benefits from good boundary vegetation, mature trees and limited public visibility, these factors would not offset the perception of isolation or the loss of open countryside that development would entail. The presence of the Four Shire Stone (Grade II Listed) within the south-east corner adds historic and symbolic value,	

reinforcing sensitivity by emphasising the site's role in local identity and heritage.

The surrounding tree belts, hedgerows and arable landform are representative of the Pastoral Lowland Vale landscape, which the Gloucestershire LCA notes as being sensitive to built form that interrupts its open and rural qualities. While small in scale and relatively enclosed, the site's detachment from the existing urban edge, heritage context, and role as part of the open landscape north of the A44 increase susceptibility to change.

For this reason, the site is assessed as having medium-high landscape sensitivity, with sensitivity increased primarily due to its isolation from the settlement and rural landscape context.

Landscape Context:

National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	VM1A – Upper Evenlode Vale
Historic Landscape Character:	Agricultural landscape with limited recorded historic associations

Constraints/Designations:

Landscape: Moreton-in-Marsh Surrounds Special Landscape Area (SLA) is beyond the northern site boundary.

Historic: Adjacent to the Four Shire Stone (Grade II Listed, List Entry 1303562)

Biodiversity: Hedgerows, mature trees and tree belts contribute to local habitat value

Other (floodplain, PRowS): Outside Flood Zones 2 and 3; PRow Footpath 17 runs north of the site, offering filtered views across the site

Site Reference: M70	Settlement: Moreton-in-Marsh
Description: The site lies to the east of Evenlode Road, on the southern edge of Moreton-in-Marsh, forming part of the open agricultural landscape that defines the southern approach to the town. The land is flat and in arable use, and retains a distinctly rural edge character, with built form visible to the northern boundary where it adjoins existing residential development. The southern and roadside boundaries are defined by mature hedgerows with intermittent trees, providing a strong vegetated structure and a clear distinction between the settlement and the surrounding countryside. The land extends southwards into the open vale landscape, forming part of the visual transition between the urban edge and the wider farmland to the south and east. Internally, the site is open and uniform in character, consistent with the large-scale arable field pattern typical of this area. The site lies within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA), which seeks to conserve the rural setting and open approaches that contribute to the town's landscape character. It is located within National Character Area 107 – Cotswolds, within the Pastoral Lowland Vale Landscape Character Type, and the Upper Evenlode Vale (VM1A) Landscape Character Area. This landscape is characterised by low-lying, gently undulating farmland, medium-to-large fields enclosed by hedgerows, scattered trees and sparse woodland, framed by distant views to the Cotswold escarpment. Although there are no PRoWs within the site, PRoW Footpath 10 runs to the north-east, and Footpath 15 lies beyond Evenlode Road to the west.	
Evaluation:	MEDIUM-HIGH SENSITIVITY
Justification: The site forms part of the southern rural edge of Moreton-in-Marsh, contributing to the visual and physical transition between the settlement and the open vale landscape. Its flat topography, mature boundary vegetation and open arable character are typical of the Upper Evenlode Vale (VM1A), while its inclusion within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA) reflects its role in conserving the rural setting and open approach to the town. Although existing housing to the north influences local character, the southern and eastern parts of the site remain strongly rural and form an integral part of the SLA landscape pattern. Views from Evenlode Road and nearby PRoWs (Footpaths 10 and 15) reinforce its perceptual connection with the open countryside. The site's susceptibility is moderated by its simple landform, low tranquillity along the roadside, and visual relationship with existing development; however, these factors are balanced by its rural context, visibility from public routes, and importance in maintaining the open southern approach to the town. For this reason, the site is assessed as having	

medium-high landscape sensitivity, reflecting its transitional character.

Landscape Context:

National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	VM1A – Upper Evenlode Vale
Historic Landscape Character:	Agricultural landscape with limited recorded historic associations

Constraints/Designations:

Landscape: Within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA)

Historic: No listed buildings or Conservation Areas nearby

Biodiversity: Mature hedgerows and trees along southern and roadside boundaries provide local habitat value

Other (floodplain, PRowS): Outside Flood Zones 2 and 3. Footpath 10 lies to the north-east and Footpath 15 to the west of Evenlode Road.

Site Reference: M71B	Settlement: Moreton-in-Marsh
Description: The site lies to the south of the A44, to the east of Moreton-in-Marsh, occupying an arable field on gently sloping land that falls southwards into the open vale landscape. The site is disconnected from the settlement, separated by the A44 and surrounding farmland, and would be perceived as part of the wider countryside rather than the built-up area of Moreton-in-Marsh. The site is located within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA), is enclosed by mature hedgerows, including a strong hawthorn hedgerow along the roadside (northern) boundary, with declining hedgerow trees showing signs of ash dieback. The southern boundary is well defined by a mature hedgerow, while the south-western corner includes an area of scrub and taller vegetation that provides localised enclosure. To the north-west, built form associated with the edge of Moreton-in-Marsh is visible beyond the A44, though views in from the settlement and the main road are generally filtered by vegetation. The site is open to long-distance views to the south, where the land falls away across the SLA, offering a clear appreciation of the wider vale landscape and its transitional relationship with the higher Cotswold slopes. The site itself is relatively simple in structure, reflecting the broader agricultural character of the Upper Evenlode Vale, with medium to large-scale fields defined by hedgerows and trees. There are no PRoWs within or adjacent to the site, and no listed buildings or Conservation Areas nearby. A small section of the south-eastern corner lies within Flood Zones 2 and 3.	
Evaluation:	MEDIUM-HIGH SENSITIVITY
Justification: The site forms part of the open agricultural landscape south of the A44, lying outside and disconnected from the main settlement of Moreton-in-Marsh. It contributes to the southern rural setting of the town and to the wider landscape context of the Moreton-in-Marsh Surrounds Special Landscape Area (SLA), which seeks to conserve the rural approaches and the open character that define the town's setting within the Upper Evenlode Vale. The gently sloping landform, open field structure and long southward views across the vale create a strong sense of landscape openness, with the site forming part of the foreground to wider, valued views across the SLA. Mature hedgerows, scrub and scattered trees provide containment at a local scale, but the open visual relationship with the surrounding landscape elevates sensitivity. While the A44 and limited presence of nearby housing reduce tranquillity and introduce some suburban influence, the site remains distinctly rural, with few	

detracting elements. Its disconnection from the settlement and prominent position above open countryside mean that development would appear isolated and intrusive, diminishing the open rural character of this part of the SLA.

Overall, the site is assessed as having medium-high landscape sensitivity, reflecting its rural character, open views, and contribution to the valued landscape setting identified within the Moreton-in-Marsh Surrounds SLA.

Landscape Context:

National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	VM1A – Upper Evenlode Vale
Historic Landscape Character:	Agricultural landscape reflecting historic field patterns and rural time depth consistent with the SLA context

Constraints/Designations:

Landscape: Within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA)
 Historic: No listed buildings or Conservation Areas nearby
 Biodiversity: Hedgerows, trees and scrub provide local habitat and connectivity; declining ash trees noted along northern boundary
 Other (floodplain, PRowS): Small area of Flood Zones 2 and 3 in the south-east corner; no PRowS within or adjoining the site.

Site Reference: M72,M79, ME6		Settlement: Moreton-in-Marsh
Description: The site lies to the east of Moreton-in-Marsh, north of the A44, forming part of the extensive grounds of the Fire Service College. The land comprises a mix of buildings, infrastructure, hardstanding, and amenity grassland, interspersed with mature trees, tree groups and mixed woodland, much of which is protected by Tree Preservation Orders and designated as Priority Habitat. The site has a formal, institutional character reflecting its operational use, with areas of managed grassland and internal access roads. Although large in scale, the site is well contained by tree belts and vegetation, with limited public access and few views from the surrounding area. The site lies outside the Moreton-in-Marsh Surrounds Special Landscape Area, though land immediately to the north and south (beyond the A44) is covered by the designation. The site has historic associations with the former RAF Moreton-in-Marsh, with the RAF memorial located adjacent to the A44 (outside the site boundary) but otherwise limited historic context. The site lies within the Cotswolds National Character Area, within the Pastoral Lowland Vale Landscape Character Type, and at a local level within the Upper Evenlode Vale (VM1A) Landscape Character Area.		
Evaluation:		MEDIUM TO MEDIUM-HIGH SENSITIVITY
Justification: The site's sensitivity varies across its extent, reflecting differences in land use, enclosure, and proximity to the settlement edge. • Western parts of the site, which adjoin existing development and contain extensive buildings, hardstanding and amenity grassland, have medium sensitivity, due to their modified and developed character, low perceptual quality, and limited visibility. • Eastern and northern areas, where woodland, mature trees and Priority habitats form a more natural landscape structure, are medium-high in sensitivity, given their ecological value, rural setting, and contribution to the wider landscape mosaic of the Upper Evenlode Vale. Although the site is largely developed, the presence of extensive tree cover and priority habitats adds to its ecological and visual importance. Development intensification would alter the current balance between built form and green space and could diminish the rural transition between Moreton-in-Marsh and the open vale landscape to the east. The site's containment and limited visibility reduce its susceptibility in some areas; however, its size, biodiversity importance, and location adjacent to designated landscapes increase sensitivity overall.		
Landscape Context:		
National Character Area:		NCA 107 – Cotswolds

Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	VM1A – Upper Evenlode Vale
Historic Landscape Character:	Association with former RAF use and post-war institutional development
Constraints/Designations: Landscape: Adjacent to the Moreton-in-Marsh Surrounds SLA. Historic: Contextual association with former RAF base and adjacent memorial Biodiversity: Extensive tree cover and mixed woodland protected by Tree Preservation Orders and County Nature Conservation designation; large areas of Priority Habitat Other (floodplain, PRowS): Outside Flood Zones 2 and 3; no PRowS or public access within site	

Site Reference: M74		Settlement: Moreton-in-Marsh	
Description: The site is located at the south-western edge of Moreton-in-Marsh to the west of the Fosse Way (A429). It is located within the Cotswolds National Landscape and sits between the Hospital and Fosse Way Garden Centre to the south and wraps around the back of the North Cotswold Hospital. The site has reasonably flat topography and is an arable field which has been used for wheat production. The site is bound by a hedgerow and hedgerow trees to the west, with PRoW 7 running alongside it. To the east, the site is bound by Roman road (A429) and the associated hedgerow and trees. Open views of the site are available from Fosseway Garden Centre to the south, along with views from the wider landscape, including elevated views from rising land to the west.			
Evaluation:		MEDIUM TO MEDIUM-HIGH SENSITIVITY	
Justification: The site is open to views within the National Landscape the west including a footpath. The garden centre has the appearance of an agricultural building complex and so fits in reasonably well into the countryside. The hospital has potential for significant screening as a building surrounded by grounds. This site is isolated from other residential development and lies in open countryside. Overall, it appears to be unsuitable for housing This current parcel also ventures further west into the more rural National Landscape and closer towards a promoted public footpath that is characterised by a rural approach to the settlement from the south. These factors would be altered by any development. As such, the section between North Cotswolds Hospital and Fosseway Garden Centre is deemed to be of Medium Sensitivity, whilst the area to the west is of Medium-High Sensitivity.			
Landscape Context:			
National Character Area:		NCA 107: Cotswolds	
Landscape Character Type:		Pastoral Lowland Vale	
Landscape Character Area:		VM1A: Upper Evenlode Vale	
Historic Landscape Character:		-	
Constraints/Designations: Landscape: The parcel is located within the Cotswolds National Landscape. The Moreton-in-Marsh Surrounds SLA boundary is located to the east of the parcel. Historic: Not within a Conservation Area and no listed buildings present within or on boundary of parcel Biodiversity: The site is largely set to grass and is bordered by trees, hedges and a drainage ditch. The aforementioned features all represent habitats which can have ecological value and the site has the potential to provide a suitable habitat for a variety of protected species.			

Other (floodplain, PRow): No TPO present within the parcel. Moreton-in-Marsh Footpath 7 is present along the length of the parcel's western boundary. This footpath forms part of the promoted long distance footpath known as The Monarchs Way.

Site Reference: M76		Settlement: Moreton-in-Marsh	
Description: the site comprises several small fields used as horse paddocks, which are separated by post and rail fencing.			
Some agricultural structures are present within the south-west of the parcel. These are accessed by a farm track along the southern boundary of the parcel. Hedgerow boundary vegetation is present on the northern, eastern and western boundaries. The southern boundary is open and provides a continuation into the wider agricultural landscape around the Moreton-in-Marsh settlement. Beyond the northern boundary are the neighbouring parcels with the allotments and settlement beyond. This detaches the parcel from the settlement and positions it within the undeveloped countryside. To the eastern boundary is Evenlode Road with further agricultural fields and scattered dwellings beyond. To the western boundary is a watercourse and floodplain with the railway line and residential development within Moreton-in-Marsh beyond.			
Evaluation:		MEDIUM-HIGH SENSITIVITY	
Justification:			
The parcel is located within the locally designated Special Landscape Area (SLA) and generally conforms with the identified characteristics of the SLA.			
Development would represent encroachment into the characteristically rural landscape around the Moreton-in-Marsh settlement and would form a prominent addition to local views. The existing vegetated field boundaries form an important landscape feature around three sides of the parcel and filter views across the characteristic agricultural landscape. The exception to this is the southern boundary which is open to the neighbouring field. This open boundary accentuates the parcels connection to the wider landscape and the historic field pattern. Given the prominent position of the parcel to the south of the settlement, its susceptibility to change and its location within the SLA, the parcel is considered to have Medium-High landscape sensitivity.			
Landscape Context:			
National Character Area:		NCA 107: Cotswolds	
Landscape Character Type:		Pastoral Lowland Vale	
Landscape Character Area:		VM1A: Upper Evenlode Vale	
Historic Landscape Character:		-	
Constraints/Designations:			
Landscape: The parcel is not located within the Cotswolds National Landscape. However, it is located within the Moreton-in-Marsh Surrounds Special Landscape Area.			
Historic: Not within a Conservation Area and no listed buildings present within or on the boundary of the parcel.			
Biodiversity: The site is not located within an area covered by a formal wildlife conservation designation. However, it is within a B-line and may partly be within a Great Crested Newt amber zone.			
The site looks mostly to comprise improved grassland associated with the small holding uses, which is unlikely to have significant levels of biodiversity, although further assessment is required to determine this. There is an area of grassland and trees in the			

south-west corner of M76, which is of interest and there is a drainage ditch running along the boundary of M9C and M76.

Other (floodplain, PRow): No TPO. No PRow.

Site Reference: M77	Settlement: Moreton-in-Marsh
Description: The site lies to the west of Evenlode Road, between the road and the railway line, south of the main settlement of Moreton-in-Marsh. It is physically disconnected from the built-up area to the north and by the open pastoral landscape to the south. The site comprises two main parcels: an arable field to the east adjoining Evenlode Road, and grassland to the west associated with the floodplain of the River Evenlode, much of which lies within Flood Zones 2 and 3. The land gently slopes westwards towards the floodplain, opening up to long-distance views across the Cotswold National Landscape, although the site itself lies outside its boundary. The site is, however, located within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA), which identifies this area as contributing to the town's rural setting and the open landscape character that defines its southern and eastern approaches. The eastern boundary is defined by a mature hedgerow along Evenlode Road containing intermittent trees and small pylons. The northern boundary includes scattered trees, with a denser tree group to the west providing local enclosure along the floodplain edge. To the south, PRow Footpath 15 runs parallel to the boundary, following a hedgerow with mature oak trees, offering filtered public views towards and across the site. Built form is visible to the north and east, including housing along Evenlode Road and filtered views of residential development beyond. The spire of St David's Church is also a recognisable landmark visible to the north-west, contributing to the local sense of place. The site retains a rural and undeveloped character, forming part of the open landscape that separates the town from the floodplain and wider countryside. The site lies within National Character Area 107 – Cotswolds, within the Pastoral Lowland Vale Landscape Character Type, and the Upper Evenlode Vale (VM1A) Landscape Character Area. This landscape is typified by its flat to gently undulating topography, hedgerow-enclosed pastures and arable land, scattered trees and woodland, and expansive rural views framed by the Cotswold escarpment.	
Evaluation:	HIGH SENSITIVITY
Justification: The Moreton-in-Marsh Surrounds Special Landscape Area (SLA) and forming part of the open rural corridor between the settlement and the River Evenlode floodplain. It provides a distinct transition between the urban edge and the countryside, maintaining the undeveloped foreground to views south and west. Its gently sloping topography, strong vegetated structure, and long views west across the SLA towards the Cotswold National Landscape create a landscape of high visual and perceptual value. The floodplain grassland enhances ecological interest and contributes to the landscape's natural character. Development in this location would appear isolated	

and disconnected from the settlement, extending built form into a sensitive open landscape and undermining the rural separation that defines the southern edge of Moreton-in-Marsh.

Although existing vegetation and the railway provide some containment, the site's elevated visual exposure, rural qualities, and context within the SLA significantly heighten sensitivity. The site also contributes to the wider setting of the Cotswold National Landscape, forming part of the open views and rural character that underpin the SLA's designation.

Accordingly, the site is assessed as having high landscape sensitivity, reflecting its visual prominence, floodplain context, relationship with the Cotswold National Landscape, and disconnection from the settlement.

Landscape Context:

National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	VM1A – Upper Evenlode Vale
Historic Landscape Character:	Traditional agricultural landscape with limited recorded heritage assets but strong time depth and field structure

Constraints/Designations:

Landscape: Within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA); outside the Cotswold National Landscape but forming part of its wider setting.
 Historic: No listed buildings or Conservation Areas nearby
 Biodiversity: Grassland and boundary vegetation provide local habitat; floodplain grassland and watercourse contribute to ecological value
 Other (floodplain, PRowS): Western part of the site within Flood Zones 2 and 3; PRow Footpath 15 runs along the southern boundary, offering clear views across the site and wider landscape.

Site Reference: M78		Settlement: Moreton-in-Marsh	
Description:			
The site comprises approximately 1.9 hectares of land located adjacent to Fosseway Garden Centre, to the south of Moreton-in-Marsh on the western side of the A429 (Fosse Way). It includes a single dwelling with a large garden, a small yard containing stables and kennels, and two grassland paddocks used for horse grazing and poultry. The boundaries are defined by mature hedgerows and trees, providing enclosure and visual filtering, particularly from the A429.			
The landform is flat to gently sloping, falling slightly southwards towards the Stow Brook, which runs beyond the southern boundary. To the north, the site adjoins development associated with the garden centre, while to the south and west, the landscape remains open and agricultural. There are no Public Rights of Way crossing or adjoining the site, and no conservation areas or listed buildings within the vicinity. The southern part of the site lies adjacent to land within Flood Zone 3, associated with the Stow Brook floodplain.			
The site lies within the Pastoral Lowland Vale Landscape Character Type (LCT) and more locally the Vale of Moreton Landscape Character Area (LCA 17B), characterised by flat to gently undulating lowland farmland, enclosed pastures, and hedgerow boundaries. To the west of the A429, the landscape is located within the locally designated Special Landscape Area. Whereas the site is located within the Cotswolds National Landscape, where open vale pastures, green approaches to settlements and the interplay between settlements and the rural landscape contribute to the special qualities.			
Evaluation:		MEDIUM SENSITIVITY	
Justification:			
M78 is assessed as having Medium sensitivity, reflecting its open, low-lying character, rural setting, and role in maintaining the southern approach to Moreton-in-Marsh. The site’s flat topography, boundary vegetation, and partly domestic and equestrian use reduce overall susceptibility, while its separation from the settlement boundary and proximity to the floodplain increase its contribution to the rural setting and visual transition to open countryside.			
Although vegetation provides partial enclosure, the site remains perceptible from the A429, contributing to the southern approach and settlement edge. The absence of heritage designations or public access limits sensitivity, yet its open rural qualities, edge-of-settlement role, and association with the vale landscape reinforce its landscape value.			
Landscape Context:			
National Character Area:		NCA 107 – Cotswolds	
Landscape Character Type:		Pastoral Lowland Vale LCT	
Landscape Character Area:		LCA 17B Vale of Moreton	
Historic Landscape Character:		Enclosed fields, domestic curtilage, and grass paddocks forming part of the southern rural setting to Moreton-in-Marsh.	
Constraints/Designations:			

Landscape: Cotswolds National Landscape

Historic: No Conservation Areas or listed buildings nearby.

Biodiversity: Boundary hedgerows and trees provide structure and ecological connectivity.

Other (floodplain, PRowS): Southern boundary lies adjacent to Flood Zone 3 associated with the Stow Brook; no PRowS within or adjoining the site.

Site Reference: M80	Settlement: Moreton-in-Marsh
Description: The site lies to the north of Moreton-in-Marsh, beyond the settlement boundary and to the east of the A429, extending south of Lower Lemington. It forms part of the open rural landscape north of the town, lying within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA). The site occupies a gently undulating and westward-sloping landform, forming part of the transition between the town's northern edge and the wider countryside of the Upper Stour Hills and Valleys. The landscape is predominantly arable farmland, interspersed with small areas of grassland and occasional rough pasture. Tree cover is generally limited to hedgerow corridors, though vegetation becomes denser to the west and north, where small woodland blocks and field trees provide a degree of enclosure and variation. Hedgerow quality varies, with some well-managed boundaries alongside areas of thinning or gappy hedges, allowing open intervisibility with the surrounding landscape. From the higher parts of the site, there are panoramic views south, west and north, encompassing the town's northern edge, the A429 corridor, and the wider vale landscape extending towards the Cotswold escarpment. Built form is limited to isolated agricultural structures in the wider area, reinforcing the open, rural character. Away from the A429, the landscape is tranquil and undeveloped, with a strong sense of remoteness and separation from the town. The site lies within National Character Area 107 – Cotswolds, within the Undulating Lowland Vale Landscape Character Type, and the Upper Stour Hills and Valleys (VM2A) Landscape Character Area. This area is typified by broad, undulating lowlands with a pattern of arable and pasture fields enclosed by hedgerows, small woodlands, and scattered farmsteads. There are no PRoWs within or adjoining the site, and the land is outside Flood Zones 2 and 3. The area contains no listed buildings or Conservation Areas, although nearby farmsteads and hamlets contribute to the rural pattern of dispersed settlement.	
Evaluation:	HIGH SENSITIVITY
Justification: The site occupies a visually exposed and distinctly rural position to the north of Moreton-in-Marsh, within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA). Its open, gently undulating landform, long panoramic views, and tranquil countryside setting contribute strongly to the character and quality of the Upper Stour Hills and Valleys (VM2A) landscape. The site's disconnection from the settlement and its undeveloped, open nature create a landscape of high perceptual value. It forms part of the northern rural approach to Moreton-in-Marsh, maintaining the visual and spatial separation between the town	

and the surrounding countryside. Views across the landscape reveal a simple, agricultural scene of fields, hedgerows, and woodland, with minimal built intrusion and expansive rural skylines that contribute to the area's scenic quality.

While field boundaries and woodland edges provide localised enclosure, the open aspect and elevated position ensure the site remains visually prominent within the wider SLA. Development would therefore be perceived as encroachment into a sensitive rural landscape, altering the character of this open vale setting and diminishing the integrity of the town's northern edge.

Overall, the site is assessed as having high landscape sensitivity, reflecting its strong rural qualities, visual prominence, tranquillity, and role within the SLA in maintaining the open countryside setting around Moreton-in-Marsh.

Landscape Context:

National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	VM1A – Upper Evenlode Vale
Historic Landscape Character:	Rural agricultural landscape with traditional field structure and dispersed settlement pattern

Constraints/Designations:

Landscape: Within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA)

Historic: No Conservation Areas or listed buildings nearby. Scheduled Ancient Monument to the west of the site.

Biodiversity: Hedgerows, trees and small woodland blocks provide habitat value and ecological connectivity.

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

Site Reference: M81A	Settlement: Moreton-in-Marsh
Description: The site lies beyond the southern settlement boundary of Moreton-in-Marsh, to the north-east of Evenlode Road, forming part of the open pastoral landscape that defines the town's rural southern setting. It is disconnected from the settlement and located in open countryside. The land comprises undulating grassland divided into several fields, gently falling eastwards towards a small watercourse that runs east-west through the centre of the site, flanked by a line of mature trees. This watercourse and its associated floodplain (within Flood Zones 2 and 3) form an important landscape feature, adding to the site's natural and visual interest. The southern and eastern parts of the site are particularly tranquil, with open rural character and limited urban influence. The roadside boundary to the west is defined by a strong hedgerow, supplemented by a belt of mature trees, while the eastern boundary includes additional mature vegetation, contributing to enclosure and a well-established landscape structure. Internally, post-and-rail fencing subdivides the grassland, reinforcing its pastoral use. The combination of mature trees, grassland, and watercourse creates a cohesive and attractive rural composition. The site lies within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA), designated for its role in maintaining the rural setting of the town and the open character of approaches within the Upper Evenlode Vale. Views from within and across the site are predominantly rural, with distant views westwards towards the Cotswold National Landscape (CNL). The landscape is perceived as tranquil and undeveloped, with limited visible built form and strong connections to the wider countryside. PRoW Footpath 10 crosses the site on an east-west alignment, providing direct public access and contributing to the site's recreational and perceptual value. There are no listed buildings or Conservation Areas nearby.	
Evaluation:	HIGH SENSITIVITY
Justification: The site forms part of the open pastoral landscape south of Moreton-in-Marsh, within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA), where it plays an important role in maintaining the rural setting and undeveloped character of the town's southern approach. Its undulating landform, semi-natural features, and tranquil rural character contribute strongly to the scenic quality and perceptual integrity of this part of the Upper Evenlode Vale (VM1A). The combination of grassland, mature trees and a central watercourse enhances both visual and ecological interest, while the PRoW Footpath 10 that crosses the site provides public appreciation of its rural qualities and visual connection to the surrounding	

countryside. Views west towards the Cotswold National Landscape (CNL) reinforce its contribution to the wider landscape setting of the town and the transitional character between vale and escarpment.

While well contained by boundary vegetation, the site's open internal character, location beyond the settlement edge, and position within the SLA heighten its susceptibility to change. The landscape is distinctly rural, scenic and tranquil, with a clear sense of separation from built development.

Accordingly, the site is assessed as having high landscape sensitivity, reflecting its strong natural and visual qualities, high perceptual value, public access, and important role in maintaining the rural southern setting of Moreton-in-Marsh.

Landscape Context:

National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	Upper Evenlode Vale
Historic Landscape Character:	Traditional agricultural landscape with time depth reflected in hedgerow and field structure

Constraints/Designations:

Landscape: Within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA)

Historic: No Conservation Areas or listed buildings nearby

Biodiversity: Mature trees, hedgerows and watercourse provide strong habitat and ecological connectivity

Other (floodplain, PRowS): Flood Zones 2 and 3 along the watercourse and central field corridor; PRow Footpath 10 runs through the centre of the site

Site Reference: M81B	Settlement: Moreton-in-Marsh
Description: The site lies to the north-east of Evenlode Road, beyond the southern settlement boundary of Moreton-in-Marsh, forming part of the open pastoral landscape south of the town. It occupies low-lying land that gently slopes north-west towards a watercourse running along the boundary. The floodplain corridor, associated with this watercourse, falls within Flood Zones 2 and 3, contributing to the site's natural and visual character. The land is divided into multiple pastoral fields, separated by hedgerows with mature hedgerow trees, woodland blocks and occasional stand-alone trees within the fields. These features provide a strong landscape framework and localised enclosure, while maintaining open internal views across the site. A Public Right of Way (PRoW Footpath 1) runs north-west to south-east through the centre, providing public access and reinforcing the site's perceptual and recreational sensitivity. The south-eastern boundary adjoins a rural lane where Wells Folly (Grade II, List Entry 1341118) lies just beyond the site, along with several dwellings and farm buildings that contribute to a dispersed rural pattern of settlement. The north-western boundary is defined by the tree-lined watercourse, which forms a key natural feature, enhancing biodiversity and visual containment. Vegetation is strongest along this corridor and the south-eastern boundary, with intermediate fields more open in character. The site lies within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA), which recognises the importance of the southern landscape in preserving the rural setting and open approaches to the town. It is within National Character Area 107 – Cotswolds, the Pastoral Lowland Vale Landscape Character Type, and the Upper Evenlode Vale (VM1A) Landscape Character Area as defined in the Gloucestershire Landscape Character Assessment. This area is typified by low-lying pastoral farmland, enclosed by hedgerows and trees, with scattered dwellings and a strong sense of tranquillity.	
Evaluation:	HIGH SENSITIVITY
Justification: The site forms part of the open pastoral landscape south of Moreton-in-Marsh, lying within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA) where it plays a key role in maintaining the undeveloped, rural setting of the town. Its low-lying topography, mature field structure, and strong natural and perceptual qualities typify the Upper Evenlode Vale (VM1A) and contribute to the landscape's sense of continuity and openness. The presence of Wells Folly (Grade II) adjacent to the southern boundary adds localised historic value, while the PRoW crossing the site enhances perceptual and recreational sensitivity by allowing the landscape to be directly experienced. The	

floodplain corridor along the watercourse provides additional natural and scenic importance.

Although scattered buildings and vegetation along the south-eastern lane provide some context for built form, the site remains clearly detached from the settlement, and any further encroachment would appear isolated and intrusive within the open countryside. The combination of ecological value, visual openness, tranquillity, and public access contributes to a high overall sensitivity.

Landscape Context:

National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	Upper Evenlode Vale
Historic Landscape Character:	Traditional pastoral farmland with enclosed fields and hedgerow trees; association with nearby Wells Folly (Grade II)

Constraints/Designations:

Landscape: Within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA)

Historic: Wells Folly (Grade II, List Entry 1341118) located just outside the south-eastern boundary

Biodiversity: Mature trees, hedgerows and watercourse provide strong habitat and ecological connectivity. Deciduous woodland is a priority habitat.

Other (floodplain, PRowS): Flood Zones 2 and 3 along the north-western watercourse; PRow Footpath 1 crosses the site north-west to south-east.

Site Reference: M82/83	Settlement: Moreton-in-Marsh
Description: The site lies to the south-west of Evenlode Road, south of Moreton-in-Marsh, forming part of the open pastoral landscape that contributes to the town's rural southern setting. It is not physically connected to the settlement, separated by open fields and existing vegetation, and has a distinctly rural and tranquil character. The land is divided into multiple fields enclosed by native hedgerows with intermittent trees, occupying a gently south-west sloping landform. The landscape is varied, comprising pastoral fields, equine paddocks, and areas of formal and ornamental tree planting, particularly along the drive associated with Coldicote Farm, which also contains residential and farm buildings. The south-eastern boundary features extensive willow tree planting, creating a strong vegetated edge. To the north, PRoW Footpath 15 runs beyond the site boundary but is screened by a dense line of leylandii, providing little visual interaction with the site. The south-western boundary is defined by a watercourse with associated riparian vegetation, which falls within Flood Zones 2 and 3 and contributes to local ecological value. PRoW Footpath 11 runs alongside this corridor, offering filtered views westward across parts of the site framed by hedgerows and mature trees. The site has a wooded backdrop to the north and east, reinforcing its sense of containment and rural enclosure. Overall, the site forms part of the pastoral vale landscape south of Moreton-in-Marsh, with its mixture of trees, hedgerows and open grassland creating a diverse and attractive landscape mosaic. The area retains a tranquil, rural character, with only limited influence from built form or settlement. The site lies within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA), which recognises the importance of this landscape in conserving the open and undeveloped approaches to the town. It falls within National Character Area 107 – Cotswolds, within the Pastoral Lowland Vale Landscape Character Type, and more locally within the Upper Evenlode Vale (VM1A) Landscape Character Area, which is characterised by flat to gently undulating pasture and arable land, strong hedgerow patterns, scattered trees, and a quiet, enclosed rural quality.	
Evaluation:	HIGH SENSITIVITY
Justification: The site occupies a visually and perceptually rural position south of Moreton-in-Marsh, within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA) and contributes significantly to the undeveloped and tranquil setting of the town. The combination of grassland, hedgerows, willows, mature trees, and the riparian corridor creates a rich and diverse rural landscape with strong ecological and scenic value.	

Although the site includes existing buildings and equine paddocks, these are limited in extent and read as part of a dispersed rural pattern of farmsteads rather than as settlement expansion. The topography, vegetation, and presence of the watercourse contribute to the area's natural character, while views from Footpath 11 and nearby lanes reinforce its perception as part of the open countryside surrounding Moreton-in-Marsh.

The tranquillity and scenic quality of the site are high, particularly away from the road corridor, and the enclosure from trees and hedgerows enhances its sense of place. Development here would be perceived as an isolated incursion into the rural landscape, diminishing the openness and pastoral quality that define the SLA and the Upper Evenlode Vale (VM1A) landscape.

As such, the site is assessed as having high landscape sensitivity, reflecting its rural character, ecological and perceptual qualities, and contribution to the scenic setting of the town within the SLA.

Landscape Context:

National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	Upper Evenlode Vale
Historic Landscape Character:	Agricultural and pastoral landscape with long-established field and hedgerow structure typical of the Upper Evenlode Vale.

Constraints/Designations:

Landscape: Within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA)
 Historic: No Conservation Areas or listed buildings within or adjacent to the site
 Biodiversity: Mature hedgerows, riparian vegetation, and willow planting provide high ecological and habitat value
 Other (floodplain, PRowS): Western extent of site within Flood Zones 2 and 3 associated with the watercourse; PRow Footpath 11 along south-western boundary; Footpath 15 to the north

Site Reference: M84/M85	Settlement: Moreton-in-Marsh
Description: The site lies to the south of Moreton-in-Marsh, beyond the settlement boundary, and forms part of the open pastoral landscape extending towards the River Evenlode. It is disconnected from the main settlement, with a rural and tranquil character reinforced by mature landscape features, woodland edges, and a strong sense of openness. The land comprises a series of irregular pastoral fields separated by mature hedgerows and hedgerow trees, with a pattern that reflects historic enclosure. The landscape falls gently south-west towards the river corridor, where parts of the western extent are within Flood Zones 2 and 3. Heath End Farm, including its associated farmstead and buildings, lies along the northern boundary beside Evenlode Road, forming the principal built feature within the local landscape. The site is characterised by dense vegetation structure, with mature trees and deciduous woodland blocks located along the northern and western boundaries (the latter designated as Priority Habitat). These features provide both enclosure and biodiversity value, contributing to a distinctive and well-treed landscape character. The southern horizon is wooded, while longer-distance views are available eastwards across the more open pastoral vale. PRow Footpath 2 runs north-south through the western part of the site, offering direct public access and contributing to its recreational and perceptual sensitivity. The combination of hedgerows, mature trees, pastoral fields, and watercourse corridors creates a cohesive and scenic landscape typical of the Upper Evenlode Vale, providing continuity with the wider Moreton-in-Marsh Surrounds Special Landscape Area (SLA). The area is quiet, enclosed and largely free from modern development, with the two farmsteads forming the only built element within an otherwise open rural setting. The site lies within National Character Area 107 – Cotswolds, within the Pastoral Lowland Vale Landscape Character Type, and more locally within the Upper Evenlode Vale (VM1A) Landscape Character Area. This landscape is typified by low-lying pastoral land, strong field boundaries, scattered trees and woodlands, and a high level of perceived rurality.	
Evaluation:	HIGH SENSITIVITY
Justification: The site forms part of the open rural landscape south of Moreton-in-Marsh, within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA), where it plays an important role in maintaining the undeveloped, pastoral setting of the town. The gently sloping topography, mature field structure, and presence of Priority Habitat woodland create a landscape of high scenic, natural and perceptual value.	

The combination of woodland blocks, hedgerows, and scattered mature trees provides a strong vegetated framework that enhances biodiversity and enclosure while retaining a sense of rural openness. The watercourse and floodplain add further visual and ecological sensitivity. Although Heath End Farm and Evenlode Manse introduce built form, this reads as part of a dispersed pattern of rural settlement rather than an extension of Moreton-in-Marsh.

The tranquillity and containment of the landscape, combined with its visual and recreational value (reinforced by PRow Footpath 2), make it particularly sensitive to change. The site is perceptually and physically disconnected from the settlement, and any large-scale development would represent a significant encroachment into open countryside, eroding the coherence of the SLA and the scenic integrity of the Upper Evenlode Vale (VM1A).

Accordingly, the site is assessed as having high landscape sensitivity, reflecting its mature natural structure, visual quality, perceptual tranquillity, and valued role in maintaining the rural setting of Moreton-in-Marsh.

Landscape Context:

National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	Upper Evenlode Vale
Historic Landscape Character:	Traditional pastoral farmland with mature field and hedgerow structure; time-depth evident in enclosure and farmstead pattern

Constraints/Designations:

Landscape: Within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA)
 Historic: No Conservation Areas or listed buildings within or adjacent to the site
 Biodiversity: Deciduous woodland (Priority Habitat) on northern and western boundaries; hedgerows and trees provide additional ecological value
 Other (floodplain, PRowS): Western part of the site lies within Flood Zones 2 and 3 associated with the river corridor; PRow Footpath 2 runs north-south through the western part of the site

Site Reference: M87	Settlement: Moreton-in-Marsh
Description: The site lies to the east of Moreton-in-Marsh, beyond the settlement boundary, and forms part of the open arable landscape that defines the town's rural eastern setting. It is disconnected from the main built form, separated by intervening agricultural land, and has a distinctly rural and undeveloped character. The land is gently sloping southwards, comprising arable fields bounded by a combination of hedgerows and trees. A low but well-defined hedgerow runs along the northern boundary adjacent to the A44, while the eastern boundary is marked by a mature tree line providing filtered enclosure and a visual edge to the landscape. The western boundary is formed by a fragmented hedgerow with intermittent trees, allowing partial visibility towards the settlement fringe. Flood Zones 2 and 3 extend across a small section of the south and south-eastern boundaries. There are filtered views south-west across the wider landscape towards the Cotswold National Landscape (CNL) in the distance, reinforcing the site's contribution to the open countryside setting of the town. Built form within and around the site is minimal, limited to scattered agricultural structures and two Grade II listed buildings nearby — Four Shire Stone Farm (List Entry 1154945) located immediately adjacent to the site, and the Four Shire Stone (List Entry 1303562) situated just beyond the eastern boundary. Both features contribute to the local sense of place and rural heritage but are not visually dominant due to surrounding vegetation and landform. The site lies within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA), which recognises this landscape's role in conserving the town's rural approaches and open setting. It falls within National Character Area 107 – Cotswolds, within the Pastoral Lowland Vale Landscape Character Type, and specifically the Upper Evenlode Vale (VM1A) Landscape Character Area. The character area is typified by low-lying vale farmland with strong field patterns, hedgerows, scattered trees and farmsteads, and a calm, pastoral quality. There are no PRoWs within or adjacent to the site, and the area experiences limited public visibility, with only filtered views from the A44.	
Evaluation:	HIGH SENSITIVITY
Justification: The site forms part of the open, low-lying landscape east of Moreton-in-Marsh, within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA), where it plays a key role in maintaining the undeveloped rural setting and approach to the town. Its southward-falling topography, open arable character, and filtered long-distance views towards the Cotswold National Landscape (CNL) give it high scenic and perceptual value.	

Although the presence of the A44 and nearby farmstead buildings slightly reduces tranquillity along the northern edge, the site remains predominantly rural, open and agricultural, with limited visibility of built form.

The lack of physical or visual connection to the settlement, coupled with its location within the SLA, historic associations, and open visual relationship with the wider landscape, all contribute to a high overall sensitivity. Development would appear isolated and intrusive, detracting from the integrity of the SLA and the character of the Upper Evenlode Vale (VM1A).

Landscape Context:

National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	Upper Evenlode Vale
Historic Landscape Character:	Rural agricultural landscape with field enclosure pattern and proximity to heritage assets

Constraints/Designations:

Landscape: Within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA)
 Historic: Four Shire Stone Farm (Grade II, List Entry 1154945) and Four Shire Stone (Grade II, List Entry 1303562) beyond eastern boundary
 Biodiversity: Hedgerows and trees provide some ecological value
 Other (floodplain, PRowS): Flood Zones 2 and 3 along south and south-eastern boundary associated with watercourse; no PRowS within or adjoining the site

Site Reference: M88A / M88B/ M88C Settlement: Moreton-in-Marsh**Description:**

The site lies west of Todenham Road, beyond the northern boundary of Moreton-in-Marsh, forming part of the open rural landscape that separates the town from the dispersed farms and small settlements around Lower Lemington. It includes the existing complex at Lemington Grange, associated infrastructure, and surrounding arable fields extending north and east. The site sits within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA), which identifies the landscape north of the town as important for maintaining its open rural setting and preventing coalescence with surrounding hamlets.

Topography is gently undulating, with land rising subtly towards the north before falling away into the broader Upper Stour valley. The north and east boundaries are enclosed by a good tree belt, comprising mixed deciduous and conifer species, more ornamental near Lemington Grange itself, and more naturalistic further north. The far north-east boundary includes an area of derelict land associated with the site's former agricultural use, as well as a few houses north-east of the site boundary.

The landscape retains a predominantly rural character, with open arable fields, scattered trees and hedgerows, and filtered views of nearby woodland and farmland. Built form associated with Lemington Grange introduces a degree of human influence but remains limited and contained within its immediate setting. Views to the south and west are largely contained by vegetation and landform, while the higher ground to the north allows filtered outward views across the wider countryside.

The site lies within National Character Area 107 – Cotswolds, within the Undulating Lowland Vale Landscape Character Type, and the Upper Stour Hills and Valleys (VM2A) Landscape Character Area. This landscape is characterised by a gently rolling lowland vale of mixed arable and pasture fields enclosed by hedgerows, occasional tree belts, and dispersed farmsteads.

There are no PROWs within or adjoining the site, and it is outside Flood Zones 2 and 3. No Conservation Areas or listed buildings are present within or immediately adjacent to the site.

Evaluation:**MEDIUM-HIGH SENSITIVITY****Justification:**

The site forms part of the rural landscape north of Moreton-in-Marsh, lying beyond the settlement boundary and within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA). It contributes to the open countryside setting of the town and the separation between Moreton-in-Marsh and Lower Lemington. The landscape retains a tranquil, undeveloped character, with gently undulating topography, mature vegetation structure, and a predominance of arable land consistent with the Upper Stour Hills and Valleys (VM2A) landscape character.

The presence of Lemington Grange and associated infrastructure introduces limited built form that reduces the overall degree of sensitivity compared to completely undeveloped land, although the site remains perceptually rural and visually open in its wider context. The tree belts and woodland to the north and west provide some containment and enhance ecological value, while the open arable fields maintain the simplicity and spaciousness typical of the surrounding landscape.

Development here would extend the built footprint northwards, appearing disconnected from the settlement and intruding into an otherwise open and rural area. The SLA identifies this northern landscape as sensitive to encroachment, with the need to retain clear separation between the town and the dispersed rural pattern of development further north.

Accordingly, the site is assessed as having medium-high landscape sensitivity, reflecting its rural character, landscape quality and SLA designation, moderated slightly by the existing built form and ornamental vegetation associated with Lemington Grange.

Landscape Context:

National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Undulating Lowland Vale
Landscape Character Area:	VM2A – Upper Stour Hills and Valleys
Historic Landscape Character:	Rural agricultural landscape with limited recorded heritage features; some time depth associated with Lemington Grange and historic farm pattern

Constraints/Designations:

Landscape: Within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA)

Historic: No Conservation Areas or listed buildings nearby

Biodiversity: Traditional Orchard Priority Habitat, as well as mature woodland and tree belts that provide habitat structure and ecological connectivity

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

Site Reference: M89	Settlement: Moreton-in-Marsh
Description: M89 is located to the south-east of Moreton-in-Marsh and comprises a medium-scale parcel made up of an existing sewage treatment works in the northern section and grassland to the south. The site is relatively flat and low-lying, reflecting the characteristics of the surrounding vale landscape. Field boundaries are defined by fragmented hedgerows with evidence of varied management, resulting in inconsistent enclosure and partial containment. A block of trees and shrubs lies to the east, providing some localised structure and screening. The southern part of the site, beyond the water treatment works, lies within the Moreton-in-Marsh Surrounds Special Landscape Area (SLA) and exhibits a stronger rural character. This contrasts with the northern section, where the presence of the sewage treatment works introduces an existing developed and utilitarian character. Public access is provided by PRoW Footpath 10, which runs east–west across the southern part of the site, increasing its recreational value and visual sensitivity. The site lies outside Flood Zones 2 and 3 and is not within the setting of any Conservation Area or listed buildings. The site falls within the Pastoral Lowland Vale Landscape Character Type, specifically the VM1A Upper Evenlode Vale Landscape Character Area, characterised by a relatively flat, open and pastoral landscape with a mix of agricultural uses and intermittent vegetation structure.	
Evaluation:	MEDIUM-LOW TO MEDIUM
Justification: M89 comprises a varied parcel with differing landscape sensitivities across its extent. The northern section, containing the existing sewage treatment works, is already influenced by built development and exhibits a more urbanised character. As such, it demonstrates a lower susceptibility to change. In contrast, the southern section forms part of the Moreton-in-Marsh Surrounds SLA and contributes to the open rural setting of the settlement. The absence of development to the south and east, combined with the presence of PRoW Footpath 10, results in a stronger sense of rurality and increased visual and recreational sensitivity. Development of the site, particularly in the southern section, would extend built form into currently undeveloped landscape and would alter the perception of openness associated with the vale landscape.	

Taking these factors into account, the site is considered to have Medium–Low sensitivity in the north, rising to Medium sensitivity in the south, reflecting the transition from a developed to a more rural and sensitive landscape context.

Landscape Context:

National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	VM1A Upper Evenlode Vale
Historic Landscape Character:	Enclosed agricultural land reflecting typical vale enclosure patterns.

Constraints/Designations:

Landscape: Southern part of the site lies within the Moreton-in-Marsh Surrounds Special Landscape Area.

Historic: None identified

Biodiversity: Grassland and fragmented hedgerows.

Other (floodplain, PRowS): PRow Footpath 10 crosses the southern section of the site.

Outside Flood Zones 2 and 3.

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 26 – North Cerney



COTSWOLD
District Council

Settlement character

- 1.1 North Cerney is a small rural village located north of Cirencester within the valley of the River Churn. The A435 passes through the western part of the settlement, whilst smaller lanes extend eastwards from the main road into the historic village.
- 1.2 The village occupies a sheltered position within the Churn Valley, with development principally arranged along the valley floor and lower valley sides. The River Churn passes through the settlement, with the historic core extending to the east of the A435.
- 1.3 All Saints Church, a Grade I listed building, occupies a distinctive position on the western side of the River Churn and separated from much of the village by the river corridor and A435.
- 1.4 The settlement remains closely associated with its rural surroundings, with pasture, woodland, mature trees and the enclosing valley sides extending close to the built edge. This relationship, together with the river corridor and traditional stone buildings, contributes to North Cerney's distinctive rural character within the Cotswolds National Landscape.

Landscape Character

- 1.5 North Cerney lies within the Cotswolds National Landscape. The settlement and its immediate surroundings are located within the High Wold Dip-Slope Valley Landscape Character Type, specifically Landscape Character Area 10A: Middle Churn Valley.
- 1.6 The Middle Churn Valley forms part of a well-defined valley system cutting through the surrounding High Wold Dip-Slope. The landscape is characterised by a gentle concave valley form, with locally steeper valley sides, areas of broadleaved and mixed woodland and a predominance of pastoral farmland, together with pockets of arable cultivation on shallower slopes. The valley has a sheltered, visually contained and intimate character which contrasts with the more open landscapes of the adjoining High Wold Dip-Slope.
- 1.7 Pastoral fields and mature vegetation occupy the lower slopes and valley bottom, while woodland and tree cover on parts of the valley sides provide enclosure and a wooded backdrop to the settlement. The village is therefore generally experienced within a contained valley setting, although rising and more open land towards the upper valley sides has greater visual exposure.

Relationship of the settlement with the surrounding landscape

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

Positive:

- The village occupies a sheltered position within the Middle Churn Valley, with the enclosing landform and areas of mature vegetation providing a strong rural setting and helping to contain the settlement within the wider landscape.
- The River Churn forms an important landscape feature through the village, with associated vegetation and adjoining pasture contributing to the intimate character of the valley floor.
- All Saints Church and the surrounding mature trees and pastoral land form a distinctive historic grouping on the western side of the river and make an important contribution to the character and identity of the settlement.

Negative:

- The A435 introduces traffic movement, highway infrastructure and associated noise through the western part of the village, locally detracting from its otherwise intimate and rural valley character.
- Localised modern development and associated domestic boundary treatments can introduce suburbanising influences at the interface between the village and surrounding countryside.

Landscape sensitivity considerations

- 1.9 The North Cerney is located within a sensitive, intimate valley landscape within the Cotswolds National Landscape. The High Wold Dip-Slope Valley Landscape Character Type is specifically identified as sensitive to development that would compromise its rural character, with particular sensitivity associated with its pastoral valley landscapes, watercourses, woodland and historic settlement pattern.
- 1.10 The valley floor, River Churn corridor and pastoral land associated with the historic core are particularly sensitive to change. Development within these areas could interrupt the relationship between the settlement, river and surrounding countryside and introduce built form into areas that currently contribute positively to the rural setting of the village.

- 1.11 The valley sides are also sensitive, particularly where land rises above the existing settlement. Development extending further upslope could become increasingly prominent in views across and along the valley and weaken the contained character of North Cerney. The landscape strategy specifically advises against settlement extensions on visible hillsides and seeks to maintain the secluded character of the High Wold Dip-Slope Valleys.

Constraints to be taken into account

- 1.12 The constraints are shown on Figures N2 and N3 and are summarised below:
- National Landscape covering the village and surrounding landscape
 - Conservation Area
 - Listed buildings and their settings including the Grade I listed All Saints Church.
 - The River Churn corridor and associated floodplain.

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:
- Land associated with the River Churn, its floodplain and adjoining pastoral valley floor
 - Land forming the immediate rural setting to All Saints Church
 - Prominent valley slopes and higher ground where development would be exposed in views across and along the Middle Churn Valley.

Suggested environmental improvements

- 1.14 The following environmental improvements are suggested:
- Enhancement and long-term management of the River Churn corridor and associated riparian habitats.
 - Conservation and reinforcement of existing woodland, hedgerows, mature trees and other characteristic landscape features.
 - Conservation and enhancement of important views towards the historic core, All Saints Church and across the surrounding valley landscape.
 - Reduction of suburbanising influences at settlement edges and along rural lanes through appropriate boundary treatments, planting and management.

Figure A1: Context and Landscape Character Types and Areas

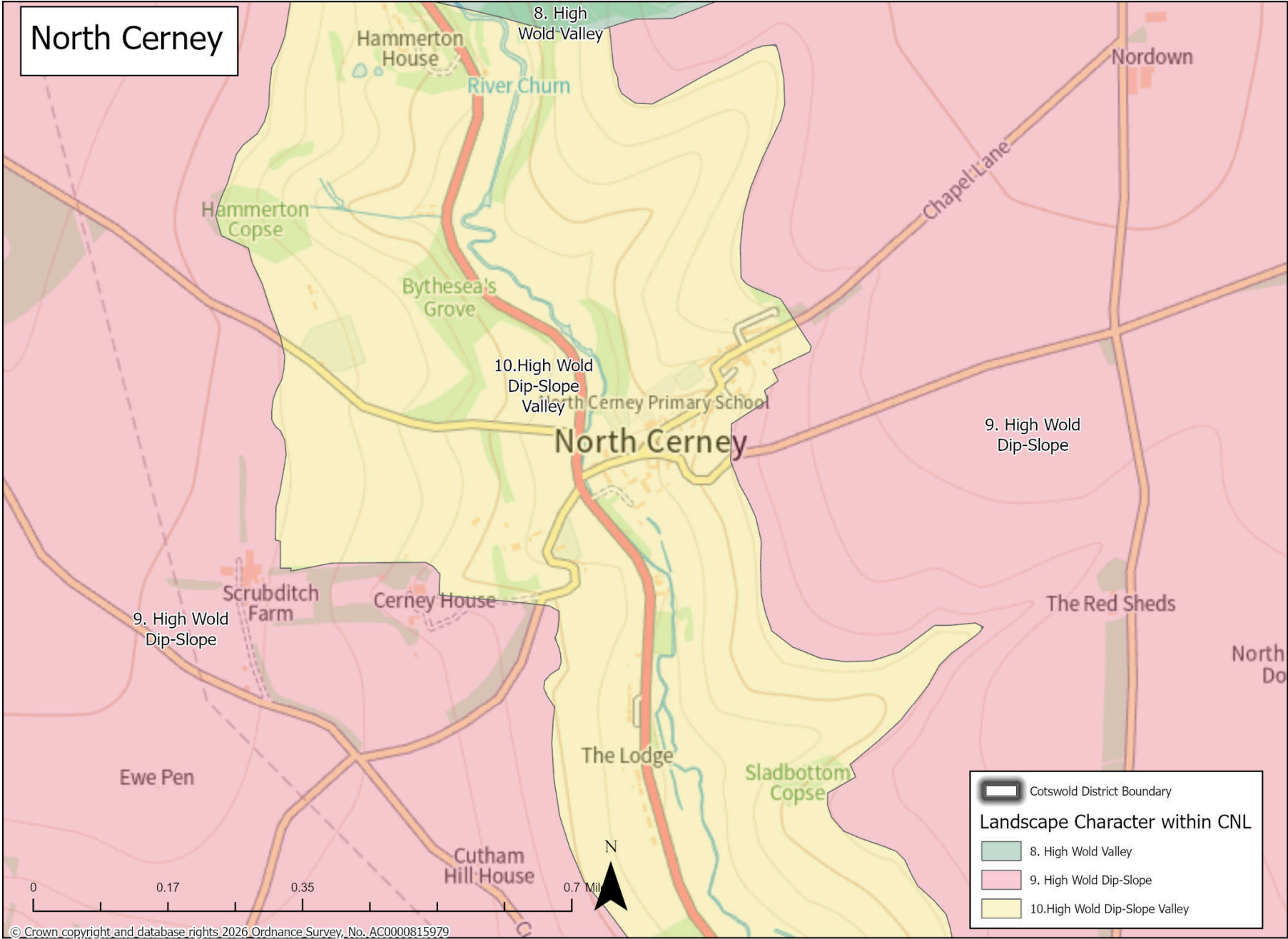


Figure A2: Constraints and Designations

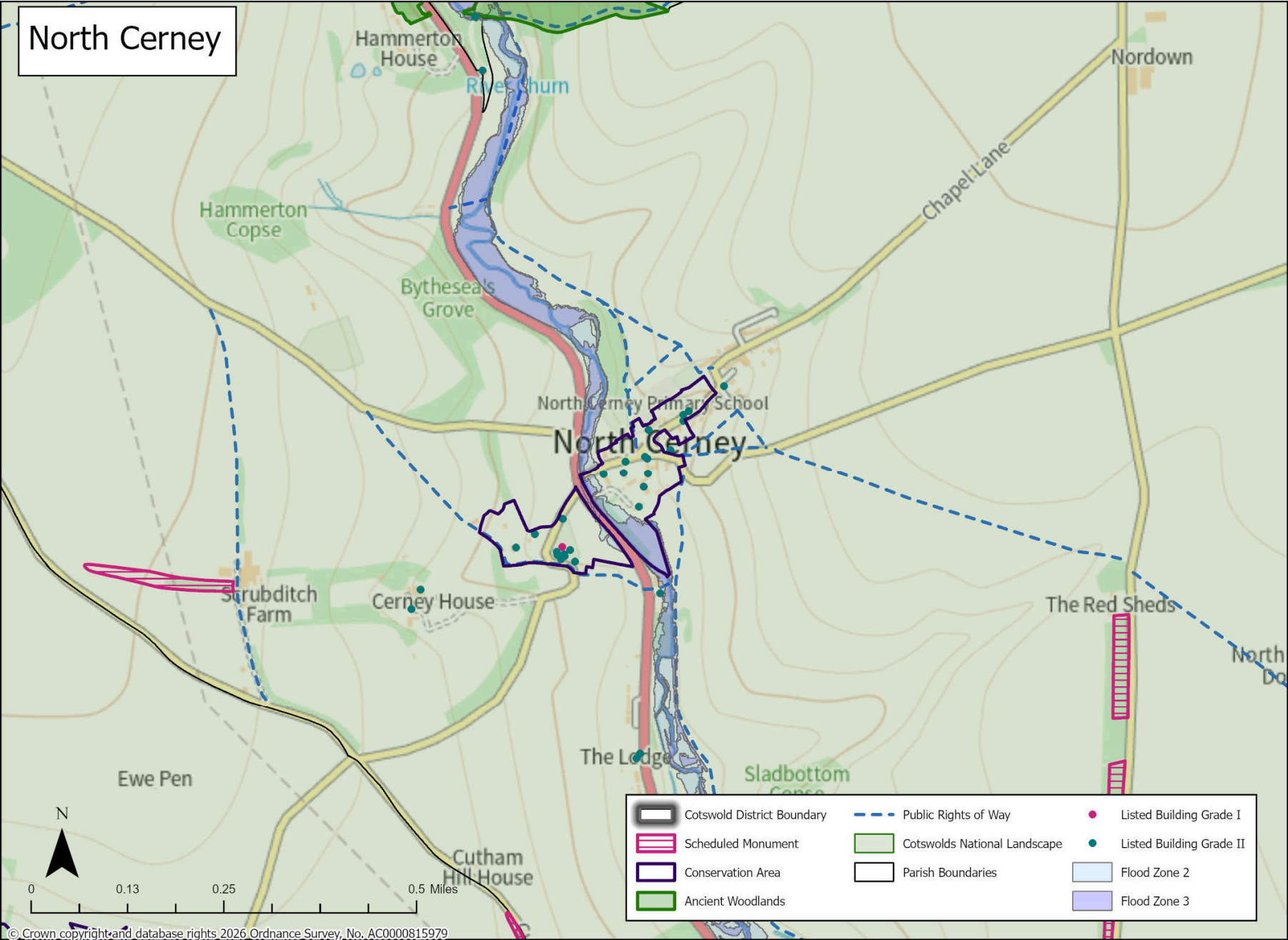
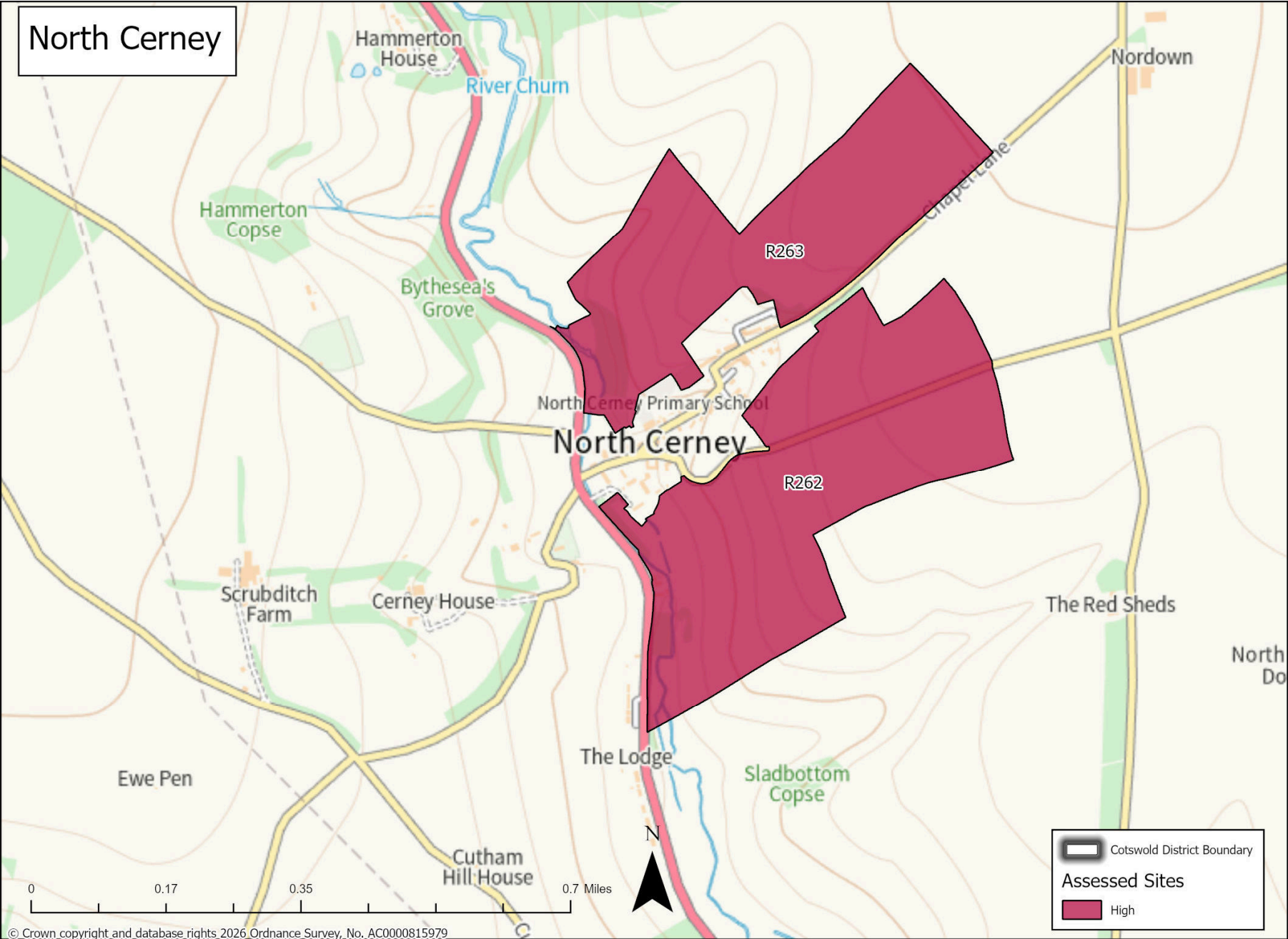


Figure A3: Assessed Sites and Site Sensitivity



Stage 1 Assessments

Stage 1 Assessments of the sites within the Parish boundaries.

Criteria Category	Indicator	R262 / R263
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 ¹

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: R262 and R263	Settlement: North Cerney
Description: The site comprises multiple fields located to the east of the A435, extending across both sides of Dark Lane and to the north of Chapel Lane, forming a broad tract of open farmland around the village of North Cerney. The parcels occupy elevated land along the upper valley slopes and plateau, contrasting with the village itself, which sits nestled within the Churn Valley below. This elevated position provides expansive views across the surrounding countryside, and any change within the site would be highly visible from the wider landscape. The land is primarily arable farmland, with fields divided by a combination of stone walls, hedgerows and scattered hedgerow trees. Small pylons cross the site, though these are limited in visual influence. Towards the village, the landscape becomes more organic and intimate, with shrub and tree groupings and pastoral fields contributing to a softer, enclosed character. The northernmost parcel includes a small area of Deciduous Woodland Priority Habitat and floodplain associated with the River Churn, which lies within Flood Zones 2 and 3. The North Cerney Conservation Area lies within the lower part of the valley and contains numerous listed buildings, including the Mill and Miller's House (Grade II, List Entry 1090153) and the School and School House (Grade II, List Entry 1304168). While these are partly screened by vegetation and landform, the site nonetheless forms the broader setting and visual backdrop to the Conservation Area and the historic core of the village. Development within this area would substantially alter the historic relationship between the village, its setting, and the surrounding valley landscape. The site is traversed by PRoW Footpath 17, which crosses the southern parcels south of Dark Lane, providing elevated views across the valley, and PRoW Footpath 6 (Monarch's Way promoted route), which follows the River Churn to the north of the village. Both routes offer visual and experiential connections to the site and reinforce its role as part of the publicly accessible landscape. The site lies wholly within the Cotswold National Landscape (CNL), and partly within the High Wold Dip-Slope (9D Cotswolds High Wold Dip-Slope) to the east, and the High Wold Dip-Slope Valley (10A Middle Churn Valley) to the west. These LCAs are characterised by open, elevated arable plateaus that contrast with the more enclosed and pastoral valley landscapes below. The area contributes strongly to several special qualities of the Cotswold National Landscape, including the scenic quality, strong sense of rural tranquillity and remoteness away from settlement cores and the relationship between villages and their topographic settings within sheltered valleys.	
Evaluation:	HIGH SENSITIVITY

Justification:

The site occupies a prominent plateau and valley-slope position forming part of the open setting to North Cerney within the Cotswold National Landscape (CNL). Its scale, elevation and visual exposure make it highly perceptible from both near and distant views. The site contributes strongly to the special qualities of the CNL, including its panoramic views, scenic limestone farmland, tranquillity, and visible historic continuity.

The relationship between the village and its surrounding landscape is a defining aspect of local character, with North Cerney traditionally enclosed within the valley and framed by open rural slopes. Development on the plateau would encircle and dominate the historic settlement, undermining this fundamental topographic and visual relationship. The Historic Landscape Type A4 – Former unenclosed cultivation – now enclosed further underscores the site's historic and illustrative value, showing long-term continuity of agricultural use.

The presence of public rights of way, listed buildings, Priority Habitat, and the River Churn corridor contribute additional ecological, perceptual and cultural sensitivities. The large scale of the site relative to the village, combined with its position on elevated ground, means that any development would appear as a major and discordant intervention in this sensitive landscape.

Accordingly, the site is assessed as having high landscape sensitivity, reflecting its visual prominence, historic and perceptual qualities, ecological value, and location within the Cotswold National Landscape.

Landscape Context:

National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	High Wold Dip-Slope (9D) and High Wold Dip-Slope Valley (10A)
Landscape Character Area:	Cotswolds High Wold Dip-Slope and Middle Churn Valley
Historic Landscape Character:	A4 – Former unenclosed cultivation – now enclosed (less regular organised enclosure partly reflecting former unenclosed cultivation patterns)

Constraints/Designations:

Landscape: Within the Cotswold National Landscape (CNL)
 Historic: Adjoins North Cerney Conservation Area; nearby listed buildings include the Mill and Miller's House (Grade II, 1090153) and School and School House (Grade II, 1304168)
 Biodiversity: Deciduous Woodland (Priority Habitat) on northern parcel; River Churn floodplain contributes to ecological value
 Other (floodplain, PRowS): Small areas within Flood Zones 2 and 3 along River Churn; PRow Footpath 17 crosses southern parcels; PRow Footpath 6 follows River Churn to the north

**Landscape
Assessment of
land surrounding
settlements in
Cotswold District

Appendix 27 –
Northleach**



COTSWOLD
District Council

Settlement character

- 1.1 Northleach is a small town located to the east of the junction of the old Gloucester to London Road and the A429 Fosse Way. The town lies around 100m from the Roman road astride the old road while the A40 now bypasses the town around 500m to the north.
- 1.2 Though a settlement was on this site at the time of Domesday [possibly near the church] the core of the town owes its layout to its establishment as a medieval planned town by the Abbey of Gloucester in 1220. Eighty burgage plots were laid out along the road bordering the River Leach and focussing on the triangular market place. The town prospered on the wool trade and boasts a magnificent Wool Church, St Peter and St Paul's, built just west of the Market Square in the 15th century. This is a dominant feature of the town and benefits from a setting to the west, of the manor house and small pastoral fields still operated by the adjacent Church Farm.
- 1.3 The buildings constructed over this period have left a superb built heritage and are contained within an extensive Conservation Area focussed on the fine High Street buildings. Though many of the burgage plots are still in existence, most noticeably bordering the River Leach, some have been built upon and the pattern altered – this has occurred primarily to the north of the High Street.
- 1.4 There has been considerable 20th century development to the north of the town up the valley side and, more recently, both eastwards and westwards along the valley. This begins to be visually intrusive at the higher level although a tree belt above it helps to ameliorate its impact to an extent. An interesting feature of the town is that it has not expanded to meet the Fosse Way. This was originally because the parish boundary lay on the road so the town could not sit astride the highway. However, there are some buildings around the junction including the Old Police Station, now used as a rural museum. Also, there seems to be little development on the south side of the river. It is not clear, however, where the course of the river runs between the Fosse Way and Millstream Cottages.

Landscape Character

- 1.5 Northleach lies in the Cotswolds National Landscape Character Area 107 and is classified as High Wold Dip-Slope Valley landscape type in the Upper/Middle Leach Valley LCA. The upper slopes of the valley and higher ground on either side is within the Cotswolds High Wold Dip Slope LCA.

- 1.6 The town lies along and close to the source of the River Leach which runs south east through the Cotswold oolitic limestone dipslope to join the Thames below Lechlade.
- 1.7 The topography is a rolling valley lying between the broad flat intervening ridges of the Cotswolds dip slope. The Leach valley [at around 160mAOD] has an enclosed character with woodland belts on the convex upper slopes, arable land and pasture on the steeper and wetter areas and a watercourse on a narrow but distinct floodplain. A small tributary valley to the west running up to Seven Springs widens the valley at the confluence. This valley landscape contrasts with the dip landscape which reaches 200m AOD where wide views are possible and which feels slightly remote and exposed. This consists of open mixed arable and pastoral farming, larger fields, well-trimmed hedges, some stone walls, blocks and strips of woodland.
- 1.8 The agricultural land classification is Grade 3 with Grade 4 on the valley bottom.

Relationship of the settlement with the surrounding landscape

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

Positive:

- The valley of the River Leach effectively encloses the town minimising views from the wider dip landscape.
- Pasture land still forms the setting for the church and manor house wrapping around the west of the town and also separating it from Fosse Way. The tower of the church is a distinctive landmark which can be seen in its green setting from Fosse Way. This view is important to the perception of the town.
- The openness of the south side of the valley and the floodplain provide a valuable setting to the old linear town on the lower slopes of the valley and a resource for countryside access.

Negative:

- The expansion of the town up the northern valley side, particularly Fortey Road but also around Tayler Road, provides a homogenous, monotonous suburban edge to the town hugging the 180mAOD contour which does not complement the landscape or town.

- The Tayler Road development, despite planting on its edge, runs too close to the Fosse Way and exhibits standard house types which do not complement the Cotswold vernacular.
- Housing above and around the fire station does not provide a positive setting to the church and is visible from the Fosse Way.
- The more recent extension of the town eastwards has been carried out with more reference to the Cotswold style but still presents a relatively homogenous block which is clearly a housing estate built all at one time. A better introduction is needed for those approaching the town from the east

Landscape sensitivity considerations

- 1.10 The landscape is typical of the National Landscape character area surrounding Northleach.
- 1.11 Long views are limited by the enclosing valley form. Areas sensitive to further development are to the south and west of the town towards the Fosse and any further up the northern slopes where 180mAOD has been taken as the upper limit to expansion.

Constraints to be taken into account

- 1.12 The constraints are shown on Figures N2 and N3 and are summarised below:
- National Landscape covering all of town and surrounding landscape
 - Conservation Area
 - Listed buildings and their settings
 - The floodplain of the Leach

Areas where development is not suitable

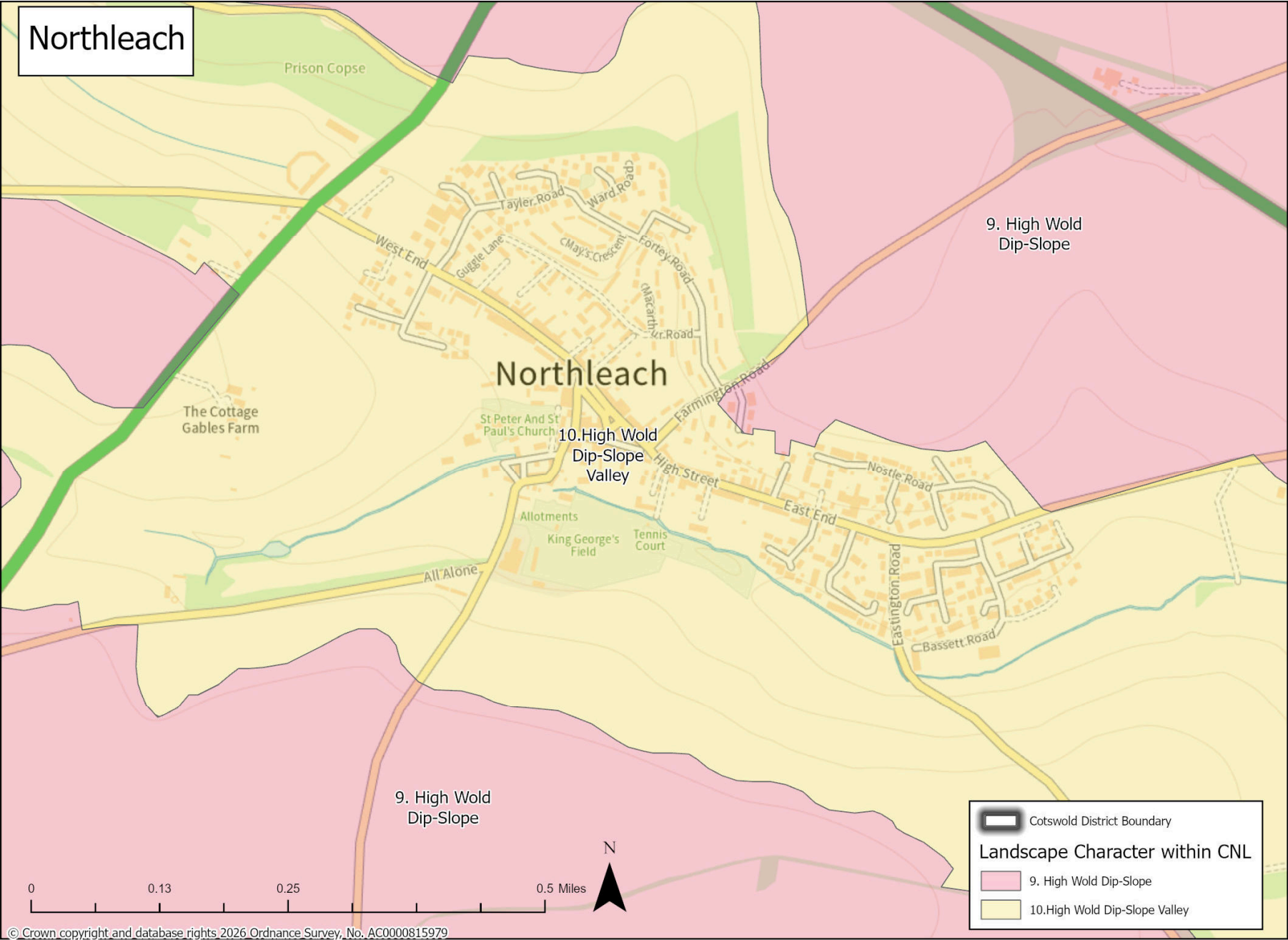
- 1.13 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:
- In the environs of the church and manor house as this is an essential setting to some of the most important buildings in the conservation area and in the town
 - Between the town and Fosse Way to retain the town's historic separation and to keep the Fosse Way as rural as possible in this area.
 - Above the existing housing on the north side of the town because of high visibility

- South of the River Leach to retain the rural character and setting to the burgage plots, which is a characteristic of the town, and to maintain countryside access.
- Further development west of the Fosse Way to prevent sprawl of the town into the countryside.

Suggested environmental improvements

- 1.14 The following environmental improvements are suggested:
- Fosse Way junction requires careful treatment to ensure it complements the town.
 - Woodland planting adjacent to housing facing Fosse Way.
 - Woodland planting at the top of Bettenson Rise to act as backcloth to housing and as a setting for church.
 - Improved management of floodplain land by new leisure centre.

Figure A1: Context and Landscape Character Types and Areas



This map of Northleach, Gloucestershire, illustrates the town's conservation area and flood risk. The conservation area is outlined in purple, covering the central and eastern parts of the town. Flood zones are shown in blue, with Flood Zone 2 (light blue) and Flood Zone 3 (darker blue) primarily along the River Frome. Listed buildings are marked with dots: Grade I (pink), Grade II (green), and Grade II* (orange). The map also shows the Cotswold District Boundary, Parish Boundaries, Ancient Woodlands (green), Public Rights of Way (dashed blue lines), and the Cotswolds National Landscape (light green). Key roads include Farmington Road, High Street, and East Street. A scale bar (0 to 0.4 miles) and a north arrow are located in the bottom left corner.

Northleach

Prison Copse

The Cottage Gables Farm

Northleach

St Peter And St Paul's Church

Allotments

King George's Field

High Street

East Street

Farmington Road

Nostle Road

Eastington Road

Bassett Road

0 0.1 0.2 0.4 Miles

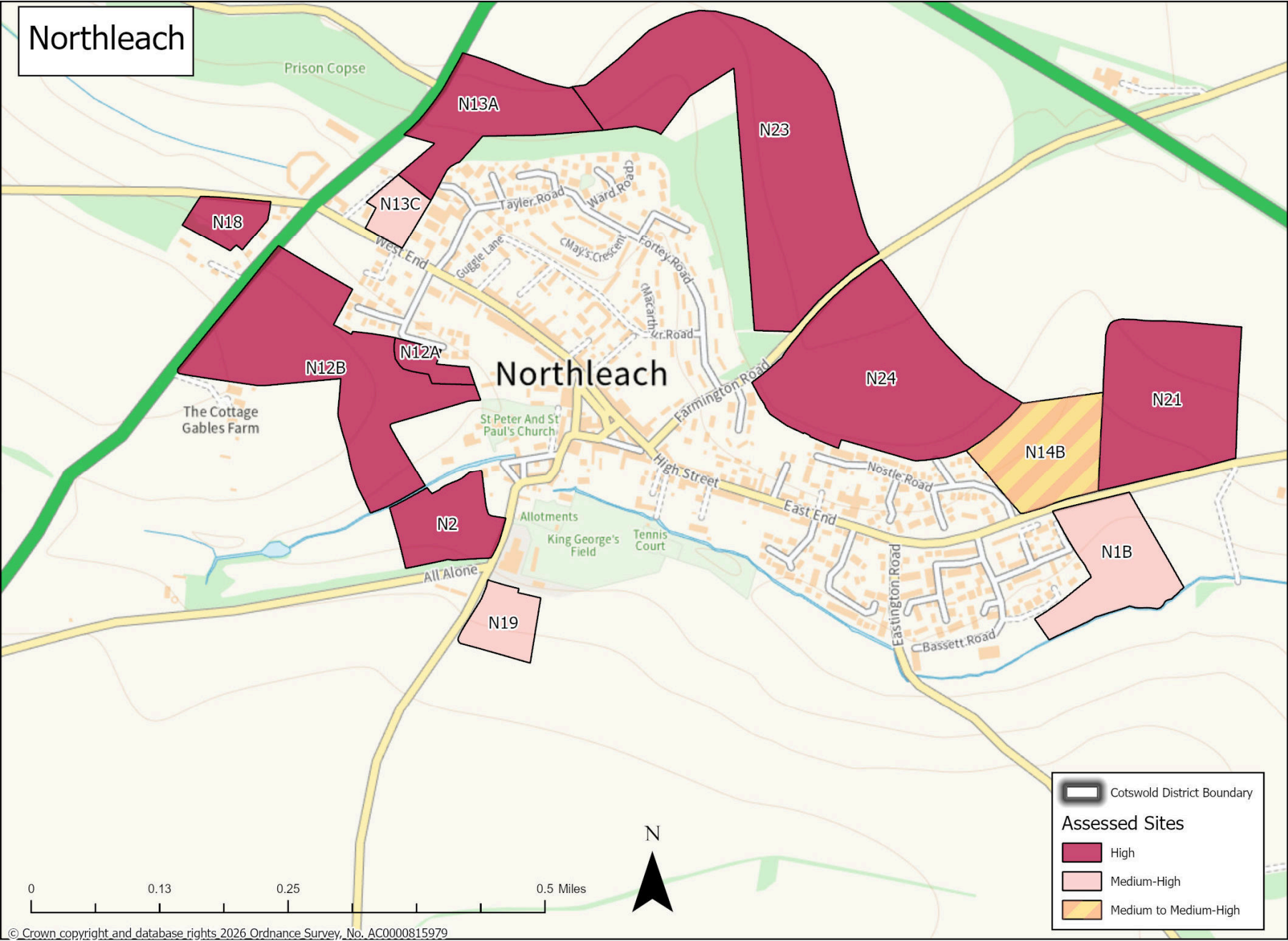
N

Legend:

- Cotswold District Boundary
- Conservation Area
- Ancient Woodlands
- Public Rights of Way
- Cotswolds National Landscape
- Parish Boundaries
- Listed Building Grade I
- Listed Building Grade II
- Listed Building Grade II*
- Flood Zone 2
- Flood Zone 3

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Figure A3: Assessed Sites and Site Sensitivity



Stage 1 Assessments

- 1.1 The following tables show Stage 1 Assessments of the sites within the Parish boundary. Sites discounted at Stage 1 do not have individual assessments.

Criteria Category	Indicator	N1B	N2	N12A	N12B	N13A	N13C	N14A	N14B
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	D		D	

Criteria Category	Indicator	N18	N19	N21	N22	N23	N24
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 ¹		D	D	D	D

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: N1B		Settlement:	Northleach (White 2014)
Description: This site lies outside the settlement on its eastern edge, on the lower slopes of a pleasing small pasture valley with clearly defined valley sides. It lies adjacent to East End Road, the main approach to the settlement from the A40 from the east. From the road there are clear views into and across the site, which is a sloping field of ancient pasture, partly wrapping around the southern edge of site N_1A. Here the site lies bounds the watercourse and lies within the floodplain. A PROW crosses the site from north west to south east corners, with a small, partly screened sewage farm immediately adjacent. A fence along the site's eastern boundary does nothing to restrict views along the valley. The site lies in the Cotswolds National Landscape.			
Evaluation:		MEDIUM-HIGH SENSITIVITY	
Justification: The site lies within a very open valley landscape on ancient pasture running down to the River Leach, separated from the settlement edge by open pasture, its partial location in the floodplain, its contribution to the wider farmed landscape and its high visibility from the main settlement approach road from the east and PROWs. The eastern fence boundary provides no screening or logical boundary. The site reflects the characteristics and qualities of the National Landscape. Though housing development would be seen in conjunction with the recently constructed residential development to the west, development of the site would still have a significant negative impact on the local landscape.			
Landscape Context			
National Character Area:		NCA 107. Cotswolds	
Landscape Character Type:		10.High Wold Dip-Slope Valley	
Landscape Character Area:		Upper / Middle Leach Valley	
Historic Landscape Character:		Regular organised enclosure ignoring former unenclosed cultivation patterns	
Constraints/Designations Landscape: Cotswolds National Landscape Historic: none Biodiversity: none Other (floodplain, PROWs): Flood Zone, PROW			

Site Reference: N13C		Settlement: Northleach	
Description:			
The site lies to the north of West End, forming part of the northern approach to Northleach. It is located within the Pastoral Lowland Vale LCT, more locally the Vale of Bourton LCA (17A). The site comprises grassland rising gently from south to north and enclosed by vegetation to the east and west. The northern boundary is arbitrary and open, transitioning to the wider rural landscape beyond. The southern boundary is defined by a stone wall and mature trees, all of which are subject to Tree Preservation Orders (TPOs). The site lies within the Northleach Conservation Area and contributes to the green approach and setting of the settlement along West End. To the east, the site adjoins a mix of commercial units and residential properties, and to the west, residential dwellings. This creates a context of mixed uses around the western edge of Northleach. Part of the southern section of the site lies within Flood Zone 2. There are no public rights of way crossing or adjoining the site, and visual sensitivity is primarily related to private receptors and users of West End as the site forms part of the green gateway into the town.			
Evaluation:		MEDIUM-HIGH SENSITIVITY	
Justification: N13C is assessed as Medium-High sensitivity, reflecting its location within the Conservation Area and role in maintaining the green approach along West End, balanced against its context of surrounding built development. The site’s grassland, stone boundary wall, and mature trees (protected by TPOs) contribute positively to local townscape character and to the visual experience entering Northleach. Although the site lies on sloping land within a historic context, the surrounding land uses, mean that its form and setting are coherent with the established settlement pattern. The site is not widely visible beyond the roadside, and the absence of PROWs limits visual sensitivity.			
Landscape Context:			
National Character Area:		NCA 107 – Cotswolds	
Landscape Character Type:		Pastoral Lowland Vale LCT	
Landscape Character Area:		LCA 17A Vale of Bourton	
Historic Landscape Character:		Grassland rising northwards within the Conservation Area, contributing to the historic approach to Northleach.	

Constraints/Designations:

Landscape: Cotswolds National Landscape

Historic: Northleach Conservation Area

Biodiversity: Grassland, mature trees, and boundary vegetation provide ecological and landscape value.

Other (floodplain, PRowS): Southern section within Flood Zone 2; no PRowS within or adjoining the site.

Site Reference: N14B		Settlement: Northleach	
Description: the 2.73 ha site occupies a prominent location on rising ground at the eastern edge of Northleach. It is predominantly an arable field. The site also contains a belt of trees and other native plants along the northern boundary. The boundaries have dry stone walls to the south and west and a low stone wall to the east.			
This parcel lies on the eastern edge of Northleach, with late 20 th Century housing along its western boundary and a recently completed 40 dwelling development to the south, which is located on the opposite side of East End. East End is the main approach road to the settlement from the A40 from the east and provides clear views into the site along its southern boundary. There are open pasture fields to north and east.			
The parcel consists of a sloping arable farmland with low stone wall boundaries. Views to the south are of an attractive small valley of ancient pasture (the small sewage farm on the valley floor is quite well screened by vegetation).			
Evaluation:		MEDIUM TO MEDIUM-HIGH SENSITIVITY	
Justification: The parcel is susceptible to housing development by reason of its sloping character which exposes it to views from the east, its location in open countryside and by its association with the wider farmed landscape. Its location within the CNL is indicative of its landscape value. However, within the wider landscape the parcel is well screened except from the east and south-east, where it is seen against a backdrop of existing housing when approaching the settlement from the east.			
Housing development here would only be acceptable if it was carried out to a very high standard to create a more pleasing indented and varied edge to the settlement on this side. The treed boundary to the north should be retained and enhanced within any scheme. Development should not venture east beyond the settlement edge created to the south by the recently completed development. The east of the parcel could be utilised for community benefit and the enhancement of Green Infrastructure provision.			
Landscape Context:			
National Character Area:		National Character Area 107: Cotswolds	
Landscape Character Type:		Landscape Character Type: 9 High Wold Dip-Slope and 10 High Wold Dip-Slope Valley	
Landscape Character Area:		Landscape Character Area: 9D Cotswolds High Wold Dip-Slope and 10C Middle Leach Valley	
Historic Landscape Character:		Regular organised enclosure ignoring former unenclosed cultivation patterns	
Constraints/Designations:			
Landscape: within the Cotswolds National Landscape (CNL)			
Historic: none			
Biodiversity: The eastern part of the site is located within the Cotswold Valleys Nature Improvement Area. The site does not contain any further formal or informal nature conservation designations.			

The site is mostly an arable field, which is likely to have limited biodiversity. However, there may be potential for some protected species, such as Sky Larks, and further assessment is required.

The belt of trees along the northern boundary is of ecological interest and may provide habitat for protected species, such as nesting birds and bats. Amongst other species, this belt also includes Rosebay Willowherb, Hawthorn, Elder and various juvenile deciduous trees. The development of this site would introduce lighting, noise and disturbance to this area, which is likely to have a harmful impact on biodiversity within the north of the site.

The site boundaries have dry stone walls, some of which are in disrepair. The dry stone walls are likely to provide a habitat for some species.

Other (floodplain, PRoWS): Northleach with Eastington Footpath 15 is present to the south

Site Reference: N18²	Settlement: Northleach (White 2014)
Description: This site lies outside the settlement west of the Fosse Way, with a gap between the road and the settlement proper to the east. The site lies on the southern slopes of the River Leach valley bounded by linear incremental housing development on the Fosse Way itself and by a deciduous plantation to the west. Its southern boundary edge incorporating the 20th century dwelling, Copse View, bounds an arable field rising southwards to the plateau top. The listed old Prison/visitor centre lies to the north of the adjacent road. The valley bottom to the north is enclosed by the site and its valley sides and by woodland, Prison Copse. Two public footpaths run along it including Monarch's Way which has views towards the site as well as to Northleach and its church tower. There are also distant views to the site in juxtaposition with Northleach church tower from Hampnett Conservation Area and the Macmillan Way. The site lies in the Cotswolds National Landscape.	
Evaluation:	HIGH SENSITIVITY
Justification: The susceptibility of this site to housing development lies in its location west of the Fosse Way significantly separated from the main part of Northleach, only associating with linear development. It is highly apparent from the Monarch's Way in a view which also includes the Northleach church tower and the prison which are interesting features. The value of the site is in its National Landscape designation and the juxtaposition with the listed prison which should be viewed as separate from the settlement. Housing development would significantly and obviously extend the settlement in this location, reinforcing incremental linear settlement, and would have a significant negative impact on the local landscape.	
LANDSCAPE CONTEXT	
National Character Area:	NCA 107. Cotswolds
Landscape Character Type:	10.High Wold Dip-Slope Valley
Landscape Character Area:	Upper / Middle Leach Valley
Historic Landscape Character:	Regular organised enclosure ignoring former unenclosed cultivation patterns
Constraints/Designations	
Landscape:	Cotswolds National Landscape
Historic:	none
Biodiversity:	none
Other (floodplain, PROWs):	None on site, but Monarch's Way and Diamond Way PROWs to the north.

² Discounted from 2026 assessment. But existing assessment provided for completeness.

Site Reference: N19		Settlement: Northleach	
Description:			
The site lies to the south of Northleach, east of Mill End, close to the 'All Alone' junction. It comprises pastoral grassland within an undulating landscape, rising gently from north to south towards a stone wall boundary lined with dispersed trees. The western boundary along Mill End is enclosed by a mature tree belt, while the eastern boundary is more open and arbitrary, lacking a strong physical edge. To the north, the site adjoins Northleach Church of England Primary School, and to the west, a short row of residential dwellings extends along Mill End. The site sits on higher ground than land to the north, with its open upper slopes forming part of the rural southern setting of Northleach. Public Footpath 12 runs north-south beyond the eastern boundary, providing open views across the site through intervening vegetation. The site lies outside the settlement boundary and beyond the Conservation Area, with no listed buildings nearby. It is located within the Pastoral Lowland Vale Landscape Character Type (LCT) and more locally the Vale of Bourton Landscape Character Area (LCA 17A), with the High Wold Dip-Slope LCT lying immediately beyond the southern boundary. The site also forms part of the Cotswolds National Landscape, where the open pastoral slopes and rural tranquillity contribute to special qualities of scenic beauty.			
Evaluation:		MEDIUM-HIGH SENSITIVITY	
Justification: N19 is assessed as having Medium-High sensitivity, reflecting its elevated position, open visibility, and role in defining the southern setting of Northleach. The site occupies the rising landform that transitions between the Vale of Bourton and the High Wold Dip-Slope, giving it physical and visual sensitivity to change. The open eastern boundary allows clear views from Footpath 12, increasing visual and experiential sensitivity, while the arbitrary eastern edge and southern openness would make any development appear dispersed and incongruous within the surrounding countryside. Although partly enclosed along Mill End, the site's pastoral character, topographic prominence, and contribution to settlement containment heighten susceptibility to change. Within the Cotswolds National Landscape, the site supports special qualities of rural tranquillity and scenic value along the southern approach to Northleach.			
Landscape Context:			
National Character Area:		NCA 107 – Cotswolds	
Landscape Character Type:		Pastoral Lowland Vale LCT	
Landscape Character Area:		LCA 17A Vale of Bourton	

Historic Landscape Character:	Pastoral fields on rising ground forming part of the southern approach to Northleach and transition to the High Wold Dip-Slope.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Beyond the Northleach Conservation Area. No listed buildings in proximity. Biodiversity: Tree belt and field boundaries provide local habitat and green infrastructure value. Other (floodplain, PRoWS): Outside Flood Zones 2 and 3. Footpath 12 runs north–south along the open eastern boundary providing clear public views.	

**Landscape
Assessment of
land surrounding
settlements in
Cotswold District

Appendix 28 –
Poulton**



COTSWOLD
District Council

Settlement character

- 1.1 Poulton is a small village located on the A417, 8km east of Cirencester, and 6km west from Fairford. Poulton is a small village located on the A417, 8km southeast of Cirencester, and 6km west from Fairford.
- 1.2 The village has a predominantly north–south linear structure, with development extending along the principal village street and adjoining lanes.
- 1.3 The historic core comprises traditional limestone cottages, farmsteads and other vernacular buildings, with the Church of St Michael and All Angels forming an important historic feature within the village.

1.4

Landscape character

- 1.5 The settlement is within the Cotswolds National Character Area 107. Poulton is classified within the Limestone Lowlands landscape types. The village is characterised by gently rolling terrain underlain by Jurassic limestone, open fields, dry stone walls and limited woodland cover.
- 1.6 The area's agricultural heritage is reflected in its field patterns and settlement form, while the open views and tranquil setting contribute to its scenic and rural identity.

Relationship of the settlement with the surrounding landscape

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

Positive

- Poulton retains a strong relationship with the surrounding agricultural landscape, with open countryside extending directly from much of the settlement edge.
- The village is well integrated into the gently rolling Cornbrash Lowlands landscape through a network of hedgerows, mature trees and traditional field boundaries.
- The rural setting contributes significantly to the character of the settlement, with views across surrounding farmland helping to reinforce a strong sense of place.

- Historic buildings, traditional Cotswold stone walls and mature vegetation contribute positively to the transition between the village and countryside.
- The relatively small scale and compact form of the settlement allows the surrounding landscape to remain a dominant influence on local character.
- Woodland blocks, hedgerow trees and watercourse vegetation within the wider landscape provide visual containment and contribute to local distinctiveness.

Negative

- Some modern edge-of-settlement development has a weaker relationship with the traditional settlement pattern and surrounding landscape.
- Agricultural intensification within parts of the surrounding countryside has resulted in the loss or fragmentation of some traditional landscape features.
- Localised suburban influences, including ornamental planting and domestic boundary treatments, have softened the distinction between village and countryside in places.

Landscape sensitivity considerations

- 1.8 Poulton exhibits generally moderate-high to high landscape sensitivity arising from its location within the Driffield Lowlands landscape character area and its strong relationship with the surrounding rural landscape.
- 1.9 The landscape is characterised by gently undulating lowland farmland, a network of hedgerows and scattered woodland, together with a dispersed pattern of rural settlement. The settlement sits comfortably within this landscape and derives much of its character from its agricultural setting.
- 1.10 The settlement edge is generally simple and well-defined, with open countryside extending beyond much of the village. Development on prominent or outward-facing edges has the potential to alter the rural character of the settlement and reduce the perceived separation between built form and countryside.
- 1.11 The contribution of mature trees, hedgerows, traditional field patterns and historic boundary features further increases landscape sensitivity. These features provide important visual structure and help integrate the settlement into the wider landscape.

- 1.12 The village also contains heritage assets and areas of historic character whose settings are closely linked to the surrounding landscape. Development which affects these relationships may result in adverse effects on settlement character.
- 1.13 Whilst some opportunities may exist for limited and well-contained development, proposals should respect the settlement's rural setting, maintain characteristic landscape features and avoid visually prominent locations.

Constraints to be taken into account

- 1.14 The constraints are shown on Figure A2 and are summarised below:
- Poulton Conservation Area.
 - Listed buildings and their settings.
 - Public Rights of Way

Areas where development is not suitable

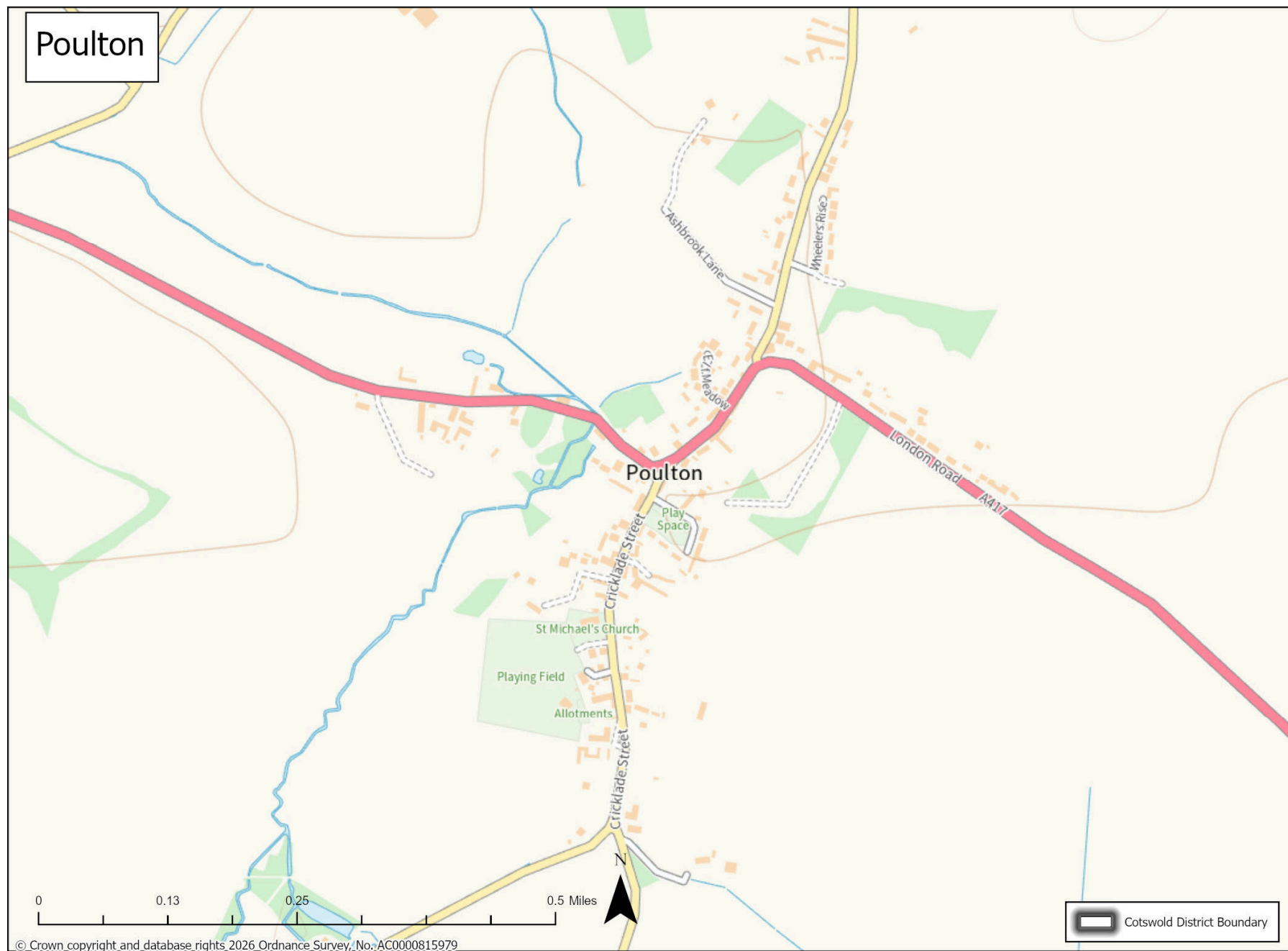
- 1.15 Areas where development is not considered suitable in accordance with the criteria set out in Section 2.0 are as follows:
- Prominent settlement edges that contribute significantly to the rural setting of the village.
 - Open countryside that forms an important component of the settlement's landscape setting and separation from nearby development.
 - Land that contributes to the setting of heritage assets or the Conservation Area.
 - Areas containing important landscape features including mature trees, woodland, hedgerows and traditional field boundaries.
 - Areas where development would erode the compact form and rural character of the settlement.

Areas for environmental improvement

- Conservation and enhancement of mature trees, hedgerows and woodland features.

- Restoration and reinforcement of traditional field boundaries and dry stone walls.
- Enhancement of biodiversity through improved habitat connectivity across the wider landscape.
- Management of settlement edges to strengthen the transition between village and countryside.
- Conservation of important views and landscape features which contribute to local distinctiveness.
- Reduction of suburbanising influences through sensitive management of boundaries, planting and public realm.

Figure A1: Context and Landscape Character Types and Areas



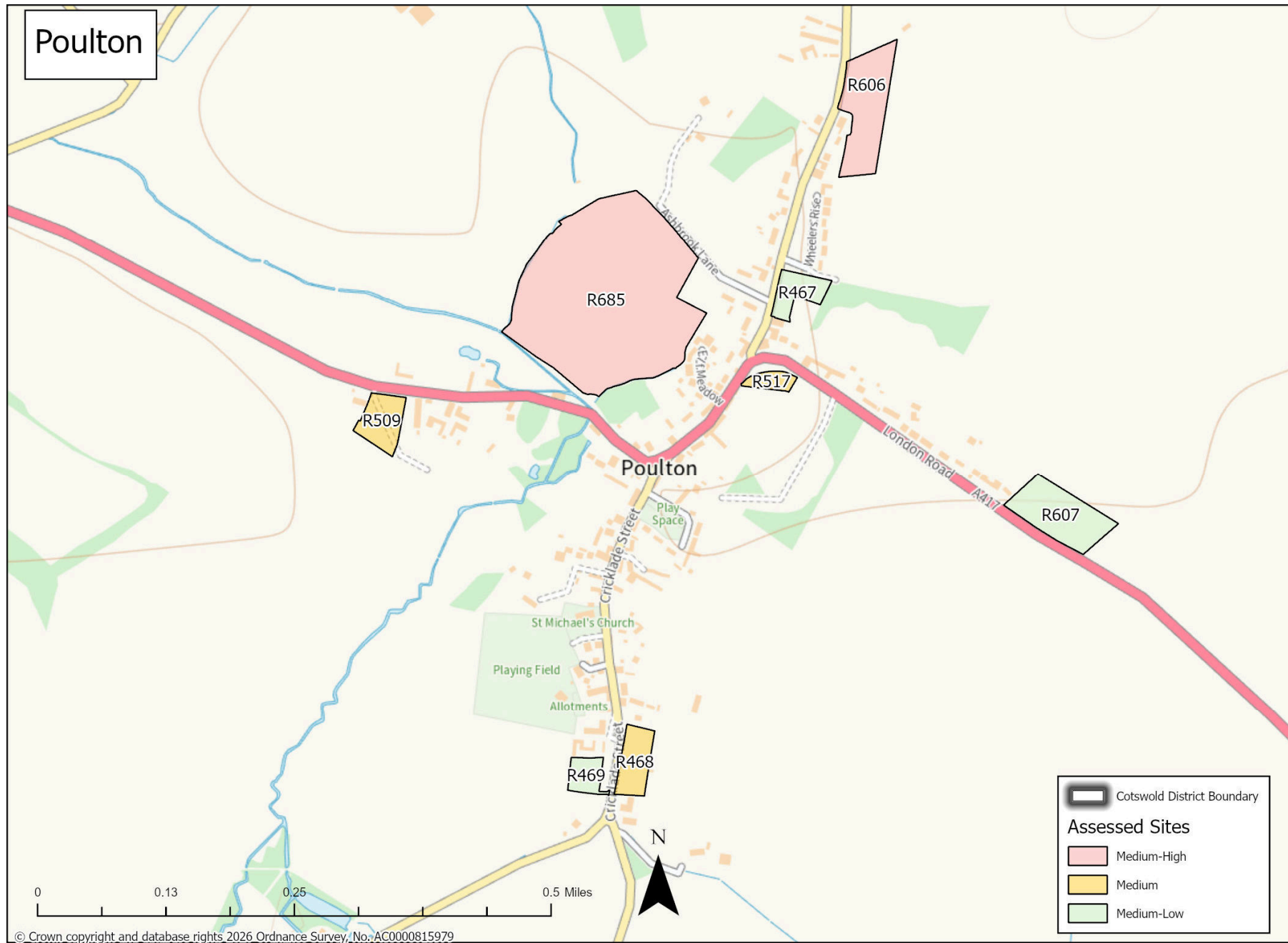
The map displays the Poulton area, highlighting flood zones and conservation areas. The River Frome flows through the region, with Flood Zone 2 (light blue) and Flood Zone 3 (darker blue) indicated. A red hatched area on the left represents a Scheduled Monument. A purple outline delineates the Conservation Area, which includes several listed buildings marked with green dots (Grade II) and red dots (Grade I). Key locations within the conservation area include St Michael's Church, a Playing Field, and an Allotment. The map also shows the parish boundaries, public rights of way (dashed blue lines), and the Cotswold District Boundary (thick black line). Major roads like London Road (A417) and Cricklade Street are visible. A scale bar (0 to 0.4 miles) and a north arrow are provided in the bottom left corner.

Legend:

- Cotswold District Boundary
- Scheduled Monument
- Conservation Area
- Public Rights of Way
- Parish Boundaries
- Listed Building Grade I
- Listed Building Grade II
- Flood Zone 2
- Flood Zone 3

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Figure A3: Assessed Sites and Site Sensitivity



Stage 2 Assessments

Site Reference: R467	Settlement: Poulton
Description: The site lies to the east of Bell Lane on the northern edge of Poulton, occupying a small parcel of land between existing development to the north and south. It is adjoined by the Poulton Conservation Area along its southern boundary but sits outside the designated area itself. The site is not within the direct setting of any listed buildings, though the Conservation Area context increases its local historic sensitivity. The site appears to have been formerly pastoral but is now largely unmanaged, characterised by rough grassland, shrubs, and some scrub encroachment. It is contained by a stone wall and remnant hedgerow along the western (roadside) edge and enclosed by trees and shrubs to the north and east, which limit outward views and contribute to a sense of containment. The land sits slightly higher than Bell Lane but is otherwise relatively flat, with localised screening from surrounding vegetation. New housing lies immediately to the north, and barns to the south, giving the site a semi-enclosed character. Views into the site are limited to the Bell Lane frontage, while from within the village and surrounding countryside the land is largely screened. There are no Public Rights of Way (PRoWs) within or adjacent to the site, and it lies outside Flood Zones 2 and 3. The site falls within National Character Area 107 – Cotswolds, within the Cornbrash Limestone Lowland Landscape Character Type, and within 2C – Southrop Lowlands Landscape Character Area. This landscape is characterised by gently rolling or level limestone lowlands with medium-to-large-scale fields, stone walls and hedgerows, and a generally open, rural character.	
Evaluation:	MEDIUM-LOW SENSITIVITY
Justification: The site occupies a contained parcel of land on the northern edge of Poulton, with a semi-rural, transitional character influenced by adjacent housing and agricultural buildings. While the land is modest in scale and partially enclosed by vegetation, its adjacency to the Poulton Conservation Area increases sensitivity due to its contribution to the broader setting of the historic village. Although the site's physical and visual containment reduce susceptibility to large-scale landscape change, its historic context, associated with later enclosure of former open fields, provides a degree of time-depth that distinguishes it from more modern farmland. The Cornbrash Limestone Lowland and LCA 2C – Southrop Lowlands character area are both defined by traditional enclosure and stone wall boundaries, elements still	

evident along the site's western frontage.

Natural character is moderate, with unmanaged grassland, remnant hedgerows and scattered shrubs contributing to local biodiversity. The absence of PRowS and limited intervisibility with the wider countryside reduce recreational and perceptual sensitivity, while the proximity to recent development and farm buildings gives the site a semi-rural character.

As such, the site is assessed as having medium-low landscape sensitivity, primarily due to its historic and Conservation Area context, balanced against its small scale, visual containment, and influence of adjacent development.

Landscape Context:

National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Cornbrash Limestone Lowland
Landscape Character Area:	LCA 2C – Southrop Lowlands.
Historic Landscape Character:	A3 – Former unenclosed cultivation – now enclosed (Regular organised enclosure ignoring former unenclosed cultivation patterns)

Constraints/Designations:

Landscape: None identified

Historic: Lies outside but adjacent to the Poulton Conservation Area but contributes to its setting.

Biodiversity: Trees, hedgerows and unmanaged grassland provide local habitat value.

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

Site Reference: R468	Settlement: Poulton
Description: The site lies close to the southern edge of Poulton, to the east of Cricklade Street, forming a small parcel of land that functions as part of the green gap along the southern approach to the village. It appears to operate as a smallholding, containing areas of grassland, associated paraphernalia, and some informal structures. The western boundary is defined by a stone wall, hedgerow and mature trees, which provide a strong edge and screening from Cricklade Street. The southern boundary also features a well-managed wall and hedgerow, beyond which lies existing residential development. Residential development lies immediately to the north, separated by a mature hedgerow, and further housing lies to the south, creating a relatively contained pocket of undeveloped land within the settlement edge. To the east, the landscape opens onto arable farmland, marking the transition between the built-up area and the open countryside. Small pylons run north–south along the eastern side of the site. The site adjoins the Poulton Conservation Area along its northern boundary, contributing to the transition between the designated historic core and the open landscape beyond. The Grade II listed Butts Farmhouse (List Entry 1341370) lies to the west on the opposite side of Cricklade Street, though the site is separated from it by intervening vegetation and the road corridor. There are no PRowWs within or adjacent to the site, and visibility is limited to Cricklade Street and nearby residential properties. The site lies outside Flood Zones 2 and 3. The site falls within the Cornbrash Limestone Lowland, specifically LCA 2B – Driffield Lowlands. This landscape is typified by flat to gently undulating farmland with well-managed hedgerows, small watercourses, and limestone villages set within a patchwork of pasture and arable fields.	
Evaluation:	MEDIUM SENSITIVITY
Justification: The site occupies a small, semi-rural parcel along the southern approach to Poulton, forming part of the transitional edge between the historic village and the open countryside to the east. Its vegetation structure, including mature hedgerows, trees, and stone walls, reflects the landscape pattern characteristic of the Driffield Lowlands (LCA 2B). The site contributes to the wider setting of the Poulton Conservation Area, providing an open green gap that helps maintain the visual separation between historic and modern development along Cricklade Street. The site sits within the setting of Butts Farmhouse (Grade II), which adds to the historic sensitivity. While the site is influenced by surrounding built form, particularly housing to the north and south, it remains visually open to farmland to the east, which enhances its rural	

character and spatial connection with the wider landscape. The absence of public access limits experiential interaction, but the site contributes positively to the visual approach and rural identity of Poulton.

Accordingly, the site is assessed as having medium landscape sensitivity, reflecting its historic and visual role in the settlement's edge character and its open connection with surrounding farmland, balanced by the influence of nearby development.

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:	A3 – Former unenclosed cultivation – now enclosed (Regular organised enclosure ignoring former unenclosed cultivation patterns)

Constraints/Designations:

Landscape: None identified

Historic: Adjoins the Poulton Conservation Area to the north. Butts Farmhouse (Grade II, List Entry 1341370) located to the west of Cricklade Street

Biodiversity: Hedgerows, trees and grassland provide local habitat and ecological connectivity

Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; no PRoWs within or adjacent to the site.

Site Reference: R469	Settlement: Poulton
Description: The site lies to the west of Cricklade Street, close to the southern edge of Poulton, forming part of the village fringe between existing residential and agricultural land. It comprises an unused commercial garden centre (or similar use), containing greenhouses, polytunnels, hardstanding and associated structures, with areas of overgrown grass and scrub. The land has a managed but semi-derelict appearance, with a mix of built and natural features. The eastern boundary, fronting Cricklade Street, is defined by a traditional stone wall, consistent with the settlement's character. The western boundary comprises a low hedgerow, providing limited screening and allowing open views across adjoining arable fields. To the north, the site adjoins a farmstead and commercial barns, while to the south lies a residential dwelling within the village edge. Beyond the western boundary, PRoW Footpath 2 runs north-south, providing open views across the site, although these are perceived in the context of existing development and surrounding built form. The site lies immediately south of the Poulton Conservation Area, which contains the historic village core, but is not within or directly part of its primary setting. The site is outside Flood Zones 2 and 3. The site falls within the Cornbrash Limestone Lowland (LCT), specifically the 2B – Drifffield Lowlands Landscape Character Area. This landscape is characterised by gently undulating limestone farmland, a mixture of pasture and arable fields bounded by hedgerows, and scattered farmsteads and villages set within open, settled countryside.	
Evaluation:	MEDIUM-LOW SENSITIVITY
Justification: The site represents a semi-developed parcel on the southern approach to Poulton, with a distinct village-edge character influenced by its former commercial use and proximity to residential and agricultural development. The presence of hardstanding, structures and paraphernalia has reduced its natural and rural qualities, while its enclosure by built form to the north and south limits visual continuity with the wider landscape. Although the site lies close to the Poulton Conservation Area, its role in the historic setting of the village is limited, with Cricklade Street, the stone boundary wall and intervening vegetation providing a sense of separation. The open western boundary maintains some connection to the adjoining countryside, but views from the public realm (including PRoW Footpath 2) are filtered and perceived within a developed context. Overall, the site exhibits reduced natural and perceptual qualities compared with surrounding farmland. While it retains a local visual function as part of the village's southern approach, its commercial character, limited openness, and proximity to built form lower its overall susceptibility to change. In turn, the site is assessed as having	

medium-low landscape sensitivity,

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:	G3 – Towns, villages and hamlets (Existing settlement – extent by mid-19th century)

Constraints/Designations:

Landscape: None identified

Historic: Adjoins the Poulton Conservation Area to the north.

Biodiversity: Limited ecological value; some habitat provided by hedgerows and trees

Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; PRoW Footpath 2 beyond western boundary provides filtered views across the site.

Site Reference: R509	Settlement: Poulton
Description: The site lies to the south of the A417, on the western edge of Poulton, forming a grassed parcel between two existing dwellings. It occupies a prominent position along the open western approach into the village, marking the transition between the rural landscape and built-up edge. The land is relatively small in scale and gently sloping, with a stone wall and hedgerow defining the northern roadside boundary. The southern boundary is open, defined by post and rail fencing and adjoining agricultural fields, reinforcing its visual connection with the countryside. A strong belt of trees along the western edge provides enclosure and partial screening, while a hedgerow to the east separates the site from adjacent residential development, which is clearly visible and influential on local character. The site also accommodates the access track serving the adjacent dwelling, which coincides with PRow Bridleway 13, running through the site from the A417. The site lies outside the Poulton Conservation Area, though the designation wraps around its boundaries, and it forms part of its immediate setting. The Grade II listed Old Malthouse and Attached Outbuildings (List Entry 1341031) are located directly opposite on the northern side of the A417, adding to the area's historic sensitivity. The site lies outside Flood Zones 2 and 3. The site falls within National Character Area 107 – Cotswolds, within the Cornbrash Limestone Lowland Landscape Character Type and LCA 2B – Driffield Lowlands. This landscape is characterised by gently undulating limestone farmland, hedgerow-enclosed fields, and limestone-built villages with a semi-enclosed, settled character.	
Evaluation:	MEDIUM SENSITIVITY
Justification: The site occupies a visually prominent yet contained parcel on the western approach to Poulton, forming part of the transition between open countryside and the built-up edge. Its small scale, enclosure by vegetation, and association with adjacent residential and agricultural uses reduce susceptibility to large-scale change. However, the presence of the PRow Bridleway 13, its open southern boundary, and its proximity to the Conservation Area and listed building heighten sensitivity at a local scale. The site's historic character as former riverine pasture contributes to its time-depth and association with the traditional agrarian setting of Poulton. The stone boundary wall and hedgerows are typical of the Driffield Lowlands (LCA 2B) and contribute to the area's distinctive village edge character. While development would infill a small gap between existing dwellings, it would also reduce the visual break along the western approach, which currently maintains a sense of openness.	

Overall, the site's medium landscape sensitivity reflects its semi-rural, transitional character, historic and visual relationship with the Conservation Area.

Landscape Context:

National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Cornbrash Limestone Lowland
Landscape Character Area:	2B – Driffield Lowlands
Historic Landscape Character:	D3 – Riverine pasture

Constraints/Designations:

Landscape: None identified

Historic: Adjoins the Poulton Conservation Area. Opposite The Old Malthouse and Attached Outbuildings (Grade II, List Entry 1341031)

Biodiversity: Hedgerows and trees on boundaries provide ecological value

Other (floodplain, PRoWS): Outside Flood Zones 2 and 3; PRoW Bridleway 13 runs through the site

Site Reference: R517	Settlement: Poulton
Description: The site lies to the south-east of London Road, within the green core of Poulton, forming part of the open, vegetated space that contributes to the village's internal character. The land is relatively flat and appears to be of low agricultural quality, possibly used as informal or unmanaged land. It is well enclosed by a dense tree shelter belt along the roadside to the north-west, which frames and screens views into the site from London Road. The southern boundary is defined by a stone wall, beyond which lie open fields, maintaining a strong sense of enclosure and reinforcing the characteristic relationship between built form and open farmland around Poulton. To the south and west, the site is enclosed by residential development fronting London Road. The internal structure of the site is relatively open, with no major vegetation other than boundary planting. Visibility is very limited, with only glimpsed views available through the access point along London Road due to the density of the shelter belt. There are no PRowS crossing or adjoining the site, and it is not publicly accessible. The site lies within the Poulton Conservation Area, forming part of its green framework and internal open character. This contributes to the Conservation Area's sense of spatial variety and the historic pattern of built form interspersed with enclosed open spaces. The site falls within National Character Area 108 – Upper Thames Clay Vales, Cornbrash Limestone Lowland (LCT) and more locally LCA 2B – Driffield Lowlands. This landscape is characterised by flat to gently undulating limestone farmland, hedgerow field patterns, and limestone-built villages within a settled agricultural landscape.	
Evaluation:	MEDIUM SENSITIVITY
Justification: The site forms part of the green core of Poulton, lying within the Conservation Area and enclosed by mature vegetation and traditional boundary features. Its stone wall, tree belt, and relationship with surrounding historic development contribute positively to the Conservation Area's spatial and historic character, providing a visual break and sense of openness within the otherwise compact village form. The land has a historic and perceptual importance as part of Poulton's internal green structure. The limited visibility due to the roadside shelter belt reduces susceptibility to wider visual change, but the Conservation Area context and the site's role in maintaining the village's historic layout and sense of enclosure heighten sensitivity in heritage and townscape terms.	

Overall, the site is assessed as having medium landscape sensitivity, reflecting its historic and Conservation Area value and contribution to local character, balanced by its small scale, limited natural features, and low public visibility.

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:	G3 – Towns, villages and hamlets

Constraints/Designations:

Landscape: None identified

Historic: Within the Poulton Conservation Area. Nearby listed buildings along London Road

Biodiversity: Hedgerow and trees on boundaries provide ecological value

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