

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 01 – Ampney Crucis



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Settlement character

- 1.1 Ampney Crucis is a small linear village located approximately 5km east of Cirencester on the A417 within the upper Thames catchment. The village has developed around a historic crossing point of the River Ampney and retains a strong rural character defined by its traditional limestone buildings, mature vegetation and relationship with the surrounding agricultural landscape.
- 1.2 The historic core is centred on the Church of the Holy Rood and Manor Farm, with development extending predominantly along the A417 and associated lanes. The settlement pattern reflects its agricultural origins, comprising historic farmsteads, cottages and later infill development that remains generally well-integrated within the village framework.
- 1.3 The village retains a compact form with clear physical boundaries created by the River Ampney, mature trees, hedgerows and surrounding farmland. These features reinforce the settlement's distinct identity and maintain a strong sense of transition between the built form and open countryside.

Landscape character

- 1.4 The Ampney Crucis lies within the Cotswolds National Character Area 107 and the Dip-Slope Lowland Landscape Character Type, specifically Landscape Character Area TV3B: The Ampneys, within the Cotswolds National Landscape.
- 1.5 The Ampneys are characterised by a gently undulating lowland landscape formed by the shallow valleys of the River Ampney and its tributaries. The landscape comprises a mosaic of permanent pasture and arable farmland enclosed by mature hedgerows, limestone walls and scattered woodland, with frequent tree cover associated with watercourses and historic parkland.
- 1.6 The village occupies a particularly attractive position within the River Ampney valley where mature riparian vegetation, hedgerows and trees create a well-treed rural landscape that contrasts with the more open surrounding farmland. Historic limestone buildings, the church, traditional farmsteads and the network of watercourses combine to create a distinctive settled valley landscape with a strong sense of place.

Relationship of the settlement with the surrounding landscape

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

Positive

- The village has a strong relationship with the River Ampney, with the watercourse and associated pasture forming the historic focus around which the settlement has developed. Mature riparian trees, stone bridges and waterside vegetation contribute significantly to the village's distinctive character.
- The historic core, centred on the Church of the Holy Rood and traditional limestone buildings, is closely integrated with the surrounding agricultural landscape, creating a strong sense of place and local distinctiveness.
- Mature hedgerows, trees, limestone walls and traditional field boundaries provide a well-defined landscape framework which integrates the village into the surrounding countryside and reinforces the transition between settlement and farmland.
- The gently undulating Dip-Slope Lowland landscape provides an attractive rural setting to the village. Open pasture, arable fields and scattered tree cover maintain a strong agricultural character and contribute to the scenic quality of the settlement.
- The River Ampney corridor and surrounding meadows provide an important green corridor through the settlement, contributing to biodiversity, tranquillity and the rural character of the village.

Negative

- The A417 introduces traffic movement, highway infrastructure and associated noise which locally detract from the otherwise tranquil and rural character of the village.
- Some modern development on the settlement edges is less reflective of the traditional settlement pattern and historic built character.
- Localised domestic boundary treatments and suburban planting have introduced limited urbanising influences at the edge of the village.

Landscape sensitivity considerations

- 1.8 Ampney Crucis has a strong relationship with the River Ampney and the surrounding Dip-Slope Lowland landscape. The combination of the river corridor, mature vegetation and surrounding agricultural land forms an essential component of the village's character and setting.
- 1.9 The River Ampney corridor and adjoining pasture are particularly sensitive as they provide the visual and physical focus of the settlement, contributing significantly to landscape character, biodiversity and tranquillity. Development

within or adjacent to this corridor would erode the intimate rural character of the valley landscape.

- 1.10 Land closely associated with the Conservation Area, the Church of the Holy Rood and the historic core is also highly sensitive due to the contribution these areas make to the significance, character and appearance of the village.
- 1.11 The surrounding agricultural landscape, characterised by gently undulating fields enclosed by hedgerows and limestone walls, plays an important role in maintaining the compact form of the settlement and its clear distinction from the surrounding countryside. Development extending into these areas would weaken the rural setting and diminish the character of the Dip-Slope Lowland landscape.
- 1.12 Areas closely related to the existing settlement may have limited capacity to accommodate carefully designed development where this can be achieved without harming the setting of heritage assets, the River Ampney corridor or the visual relationship between the village and the surrounding landscape.

Constraints to be taken into account

- 1.13 The constraints are shown on Figure A2 and are summarised below:
 - Cotswolds National Landscape covering the village and surrounding landscape.
 - Ampney Crucis Conservation Area.
 - Listed buildings and their settings, including the Church of the Holy Rood.
 - The River Ampney corridor and associated floodplain.

Areas where development is not suitable

- 1.14 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:
 - Land closely associated with the River Ampney, floodplain, meadows and historic river corridor.
 - Areas immediately adjacent to the historic core where development would adversely affect the character, appearance and setting of the Conservation Area and listed buildings.

- Open agricultural land that contributes to the rural setting of the village and the visual appreciation of the settlement within the Dip-Slope Lowland landscape.

Areas for environmental improvement

- 1.15 The following environmental improvements are suggested:
- Enhancement and long-term management of the River Ampney corridor and associated riparian habitats.
 - Reinforcement of native hedgerows, mature trees and characteristic limestone walls around the settlement.
 - Restoration of traditional field boundaries where opportunities arise.
 - Conservation and enhancement of important views into and out of the village.
 - Additional native tree planting where this would strengthen settlement edges, improve biodiversity and reinforce the transition between the village and surrounding countryside without affecting important open views.

Figure A1: Context and Landscape Character Types and Areas

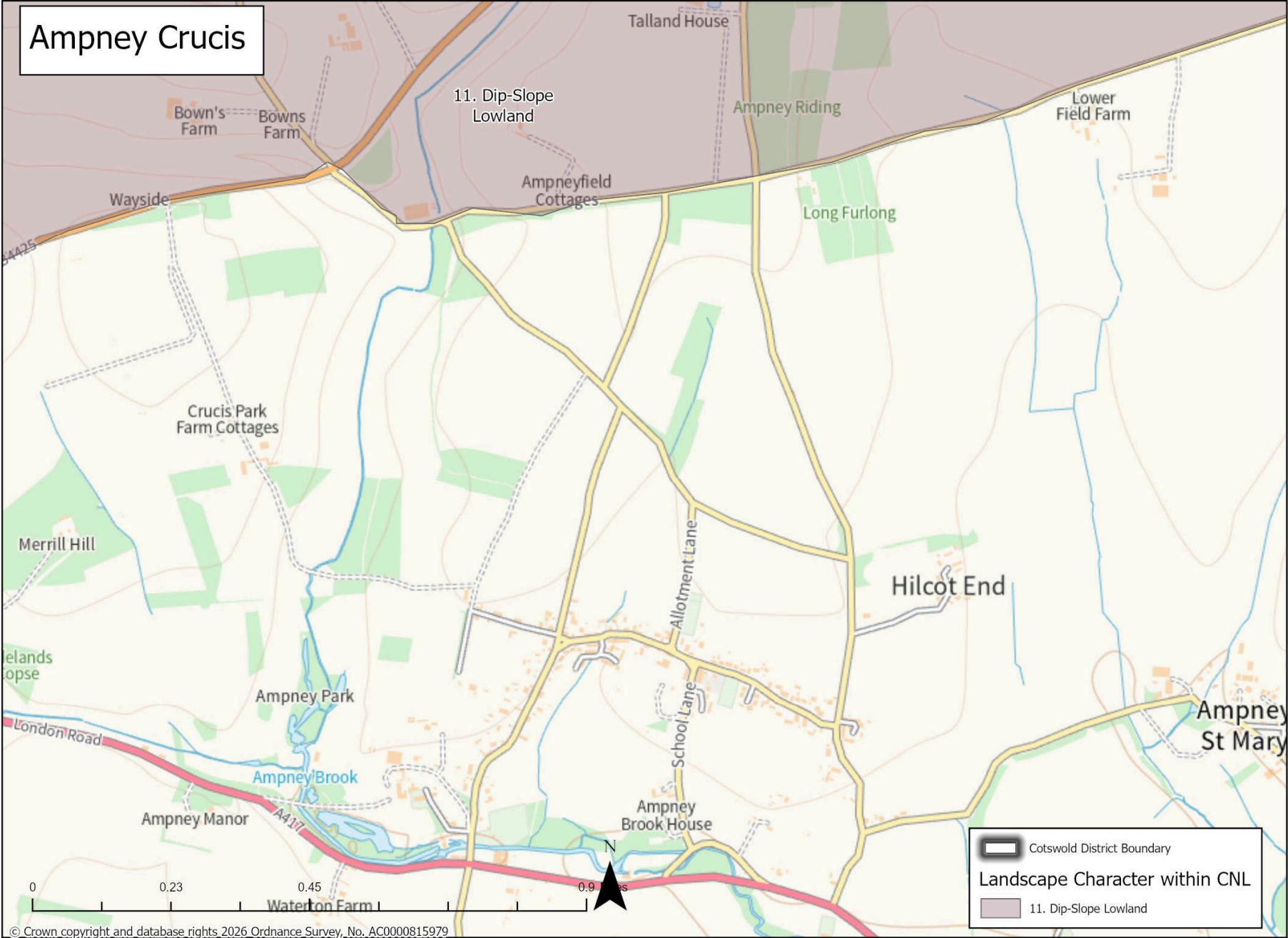
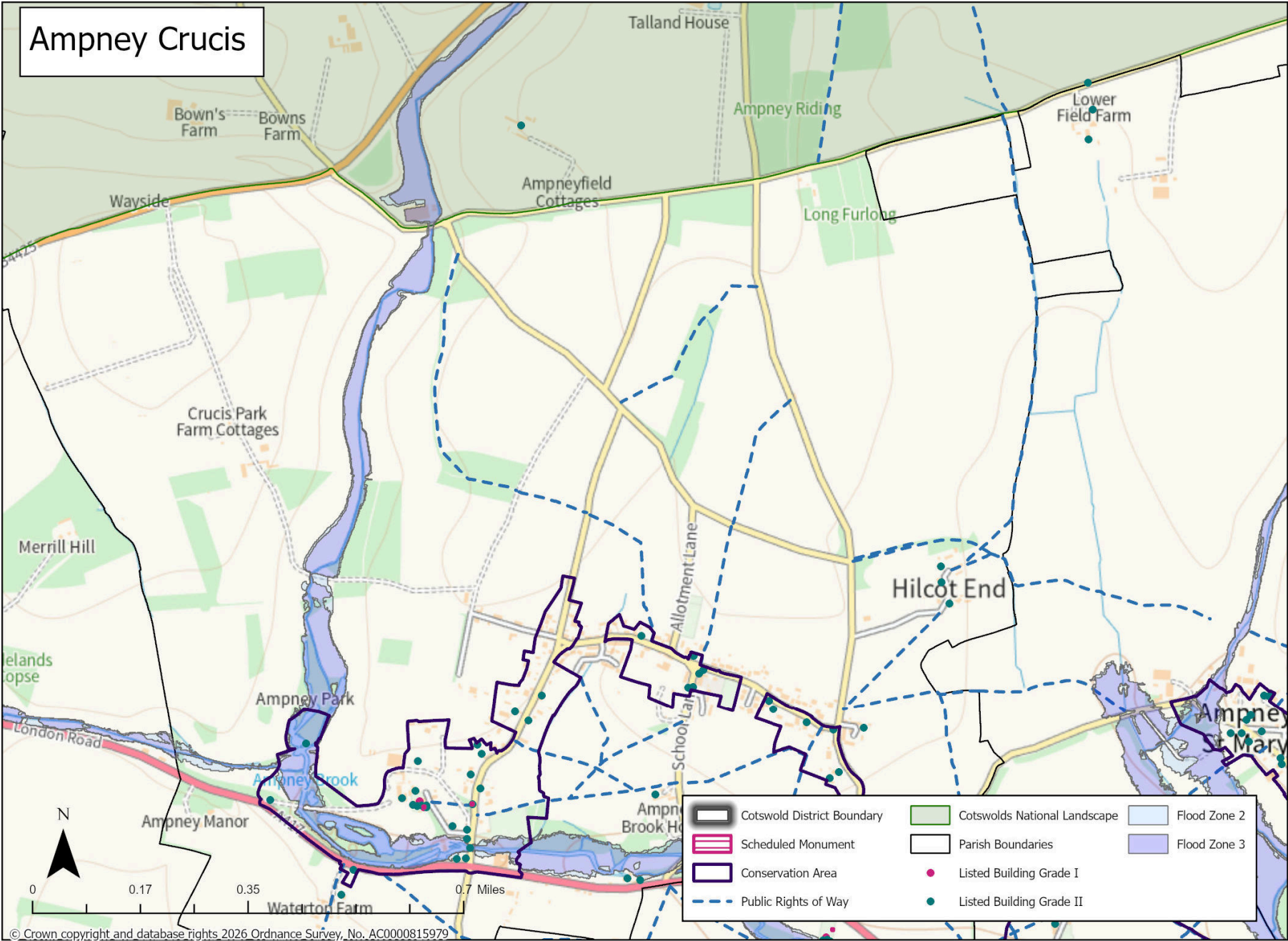
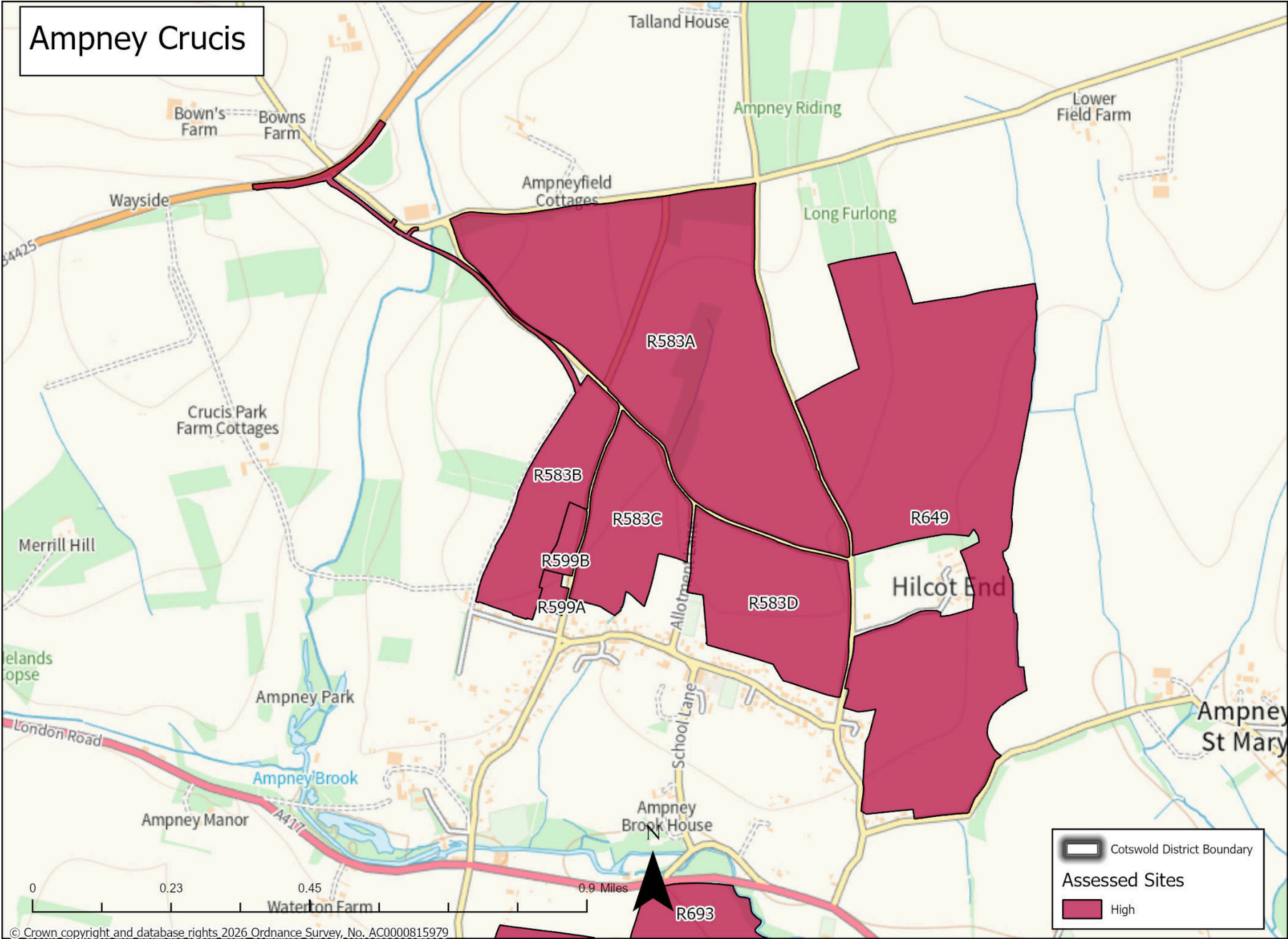


Figure A2: Constraints and Designations



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Figure A3: Assessed Sites and Site Sensitivity



Stage 2 Assessments

Site Reference: R583A, B, C and D, and R599A and B		Settlement: Ampney Crucis
Description: The combined parcels comprise a large-scale area of agricultural land located to the north of the linear settlement of Ampney Crucis. The fields are undulating defined by hedgerows and sections of dry-stone walls, reinforcing the traditional rural character of this part of the Ampneys landscape. The parcels lie immediately north of and within the setting of the Ampney Crucis Conservation Area and associated listed buildings, including Cobbler Cottage (Grade II) and Ridge Cottage (Grade II). The land forms the open rural backdrop to the northern edge of the settlement and is visible from residential properties and the recreation ground along the southern boundary. PRoW Footpath 5 and PRoW Footpath 7 cross the site, providing public access through the parcels and contributing to recreational sensitivity. The site is relatively open across its extent, with limited internal vegetation beyond field boundaries. Woodland blocks are present in the surrounding landscape but do not provide strong containment across the parcels. The land does not lie within Flood Zones 2 or 3. The site lies within the Dip-Slope Lowland Landscape Character Type, more locally the TV3B The Ampneys Landscape Character Area, which is characterised by gently undulating farmland, historic enclosure patterns, and linear villages set within open valley landscapes.		
Evaluation:		HIGH SENSITIVITY
Justification: The combined R583 parcels are assessed as High sensitivity due to their scale, rising landform, heritage setting, and recreational value. The site forms the immediate rural backdrop to the northern edge of Ampney Crucis and contributes significantly to the setting of the Conservation Area and listed buildings including Cobbler Cottage and Ridge Cottage. The upward slope increases visibility from the village and recreation ground, while PRoWs crossing the site heighten sensitivity. Development would extend the settlement northwards in a manner that does not reflect its established linear form and would erode the strong visual and spatial relationship between the village and its surrounding countryside. Although visibility beyond the local area may be limited, the site sits within the setting of the CNL, and the combination of scale, openness, heritage context, and public access		

supports a judgement of High landscape sensitivity.

Landscape Context:

National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland
Landscape Character Area:	TV3B The Ampneys
Historic Landscape Character:	A5 Former unenclosed cultivation now enclosed.

Constraints/Designations:

Landscape: Adjacent and within the setting of the CNL

Historic: Ampney Crucis Conservation Area to the south, Cobbler Cottage Grade II (List Entry: 1090024) and Ridge Cottage Grade II (List Entry: 1172146).

Biodiversity: Hedgerows and surrounding woodland blocks provide ecological connectivity

Other (floodplain, PRowS): PRow Footpaths 5 and 7 cross the site. Outside Flood Zones 2 and 3.

Site Reference: R649		Settlement: Ampney Crucis	
Description: The site lies to the east of Ampney Crucis and comprises large-scale arable fields that wrap around Hilcot End and associated listed buildings; Hilcot End House (Grade II) along with two further listed buildings in close proximity. It sits within the Dip-Slope Lowland Landscape Character Type, more locally the TV3B The Ampneys Landscape Character Area. The fields are generally flat across much of their extent but fall away to the west and north, allowing wider views across the surrounding landscape. To the south-east the site also adjoins Dudley Barn, Dudley Farm, a Grade II listed building, and the Ampney Crucis Conservation Area. Tree cover is concentrated around Hilcot End, its access, and along some field boundaries, creating partial enclosure in these areas. However, the site becomes more open towards the eastern road frontage, particularly near the southern boundary, increasing its exposure. Public access is a key feature of the site. PRow Footpaths 15 and 23 cross the parcels, providing direct recreational routes through the landscape and increasing visual and experiential sensitivity. The site lies outside Flood Zones 2 and 3. The historic landscape character reflects former unenclosed cultivation that has since been enclosed into irregular patterns, later regularised into larger fields. This historic enclosure pattern remains legible in the landscape and contributes to its time-depth and rural identity.			
Evaluation:		HIGH SENSITIVITY	
Justification: The site is assessed as High sensitivity due to its large scale, historic associations, open character, and strong relationship to designated heritage assets. The parcels form part of the eastern rural setting of Ampney Crucis and contribute to the setting of the Conservation Area and listed buildings including Hilcot End House and Dudley Barn. The falling landform increases visual exposure from both within the village and from PRowS crossing the site. Development would extend the settlement eastwards into open countryside in a manner that does not reflect the established linear pattern of Ampney Crucis and would diminish the strong rural backdrop that currently defines this edge of the village.			
Landscape Context:			
National Character Area:		NCA 107 – Cotswolds	
Landscape Character Type:		Dip-Slope Lowland	
Landscape Character Area:		TV3B The Ampneys	
Historic Landscape Character:		A5 Former unenclosed cultivation now enclosed.	

Constraints/Designations:

Landscape: Within the setting of the Cotswold National Landscape

Historic: Ampney Crucis Conservation Area, Hilcot End House Grade II, Dudley Barn Grade II and other nearby listed buildings

Biodiversity: Hedgerows and surrounding woodland blocks provide ecological connectivity

Other (floodplain, PRowS): PRow Footpaths 15 and 23 cross the site. Outside Flood Zones 2 and 3.

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 02 – Ampney St Mary



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Settlement character

- 1.1 Ampney St Mary is a small rural settlement located approximately 5km east of Cirencester within the upper Thames catchment. The parish has an unusual and irregular form, extending around the neighbouring settlement of Ampney St Peter, with both villages forming part of the historic group of settlements collectively known as The Ampneys, occupying a gently undulating agricultural landscape in the southern Cotswolds.
- 1.2 Development is dispersed along a network of quiet rural lanes and comprises a mixture of traditional cottages, farmsteads and converted agricultural buildings, together with more recent development. The Grade I listed Church of St Mary lies to the south-west of the main concentration of development, reflecting the historic evolution of the parish rather than a settlement focused around a traditional village centre.
- 1.3 The settlement retains a predominantly rural and agricultural character, with mature trees, hedgerows, watercourses and surrounding farmland providing a strong landscape framework. The dispersed pattern of development, together with the close relationship between the built development and the surrounding countryside, contributes positively to the distinctive character of Ampney St Mary and its wider landscape setting.

Landscape character

- 1.4 The parish of Ampney St Mary lies within the Dip-Slope Lowland Landscape Character Type, specifically Landscape Character Area TV3B: The Ampneys.
- 1.5 The landscape is characterised by gently undulating lowland farmland dissected by the shallow valley of the River Ampney. A mosaic of permanent pasture and arable fields is enclosed by mature hedgerows, limestone walls and scattered woodland, with tree cover concentrated along watercourses, around farmsteads and within small estate landscapes.
- 1.6 The River Ampney and its associated meadows form a defining landscape feature, creating a more intimate and well-treed environment than the surrounding agricultural land. Riparian vegetation, mature hedgerows and traditional field boundaries contribute to a strong sense of place and reinforce the historic relationship between the village and its surrounding landscape.
- 1.7 The wider landscape retains a predominantly rural and agricultural character, with sparse settlement, locally distinctive limestone buildings and an intact

Commented [AH1]: Given the random shape of the Parish - this needs to be explained and Ampney St Peter's mentioned.

pattern of historic fields contributing to the scenic quality and tranquillity of The Ampneys.

Relationship of the settlement with the surrounding landscape

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

Positive

- The village has a strong relationship with the River Ampney and its associated pasture, with the watercourse forming an important landscape feature around which the historic settlement has developed.
- The compact historic core, centred on the Church of St Mary and traditional limestone buildings, is closely integrated with the surrounding agricultural landscape and contributes significantly to the village's rural character and sense of place.
- Mature hedgerows, riparian trees, limestone walls and traditional field boundaries provide a strong landscape framework which integrates the settlement into the surrounding countryside and softens the transition between built form and open farmland.
- The gently undulating Dip-Slope Lowland landscape provides an attractive rural setting, with a mixture of pasture and arable farmland maintaining the distinctive agricultural character of the village.

1.9

Negative

- The A417 introduces traffic movement and associated highway infrastructure which locally detracts from the otherwise quiet rural character of the parish.
- In places, domestic boundary treatments and ornamental planting have introduced limited suburban influences at the settlement edge.

Landscape sensitivity considerations

- 1.10 Ampney St Mary exhibits landscape sensitivity due to its strong relationship with the River Ampney and the surrounding Dip-Slope Lowland landscape. The combination of the river corridor, mature vegetation and surrounding agricultural land forms an essential component of the village's character and setting.
- 1.11 The River Ampney corridor and associated pasture are particularly sensitive as they provide the visual and physical focus of the settlement and contribute

significantly to landscape character, biodiversity and tranquillity. Development within or adjacent to this corridor would erode the intimate rural character of the village.

- 1.12 Land closely associated with the Conservation Area, the Church of St Mary and the historic core is also highly sensitive due to the contribution these areas make to the significance, character and appearance of the settlement.
- 1.13 The surrounding agricultural landscape, characterised by gently undulating fields enclosed by mature hedgerows and limestone walls, plays an important role in maintaining the compact form of the village and its clear distinction from the surrounding countryside. Development extending into these areas would weaken the rural setting and diminish the characteristic landscape of The Ampneys.
- 1.14 Areas closely related to the existing settlement framework may have limited capacity to accommodate carefully designed development where this can be achieved without harming the setting of heritage assets, the River Ampney corridor or the visual relationship between the village and the surrounding landscape.

Constraints to be taken into account

- 1.15 The constraints are shown on Figure A2 and are summarised below:
 - Ampney St Peter and Ampney Crucis Conservation Areas.
 - Listed buildings and their settings, including the Church of St Mary.
 - The River Ampney corridor and associated floodplain.

Areas where development is not suitable

- 1.16 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:
 - Land closely associated with the River Ampney, floodplain, meadows and historic river corridor.
 - Areas immediately adjacent to the historic core where development would adversely affect the character, appearance and setting of the Conservation Area and listed buildings.

Areas for environmental improvement

- 1.17 The following environmental improvements are suggested:

- Enhancement and long-term management of the River Ampney corridor and associated riparian habitats.
- Reinforcement of native hedgerows, mature trees and characteristic limestone walls around the settlement.
- Restoration of traditional field boundaries where opportunities arise.

Figure A1: Context and Landscape Character Types and Areas

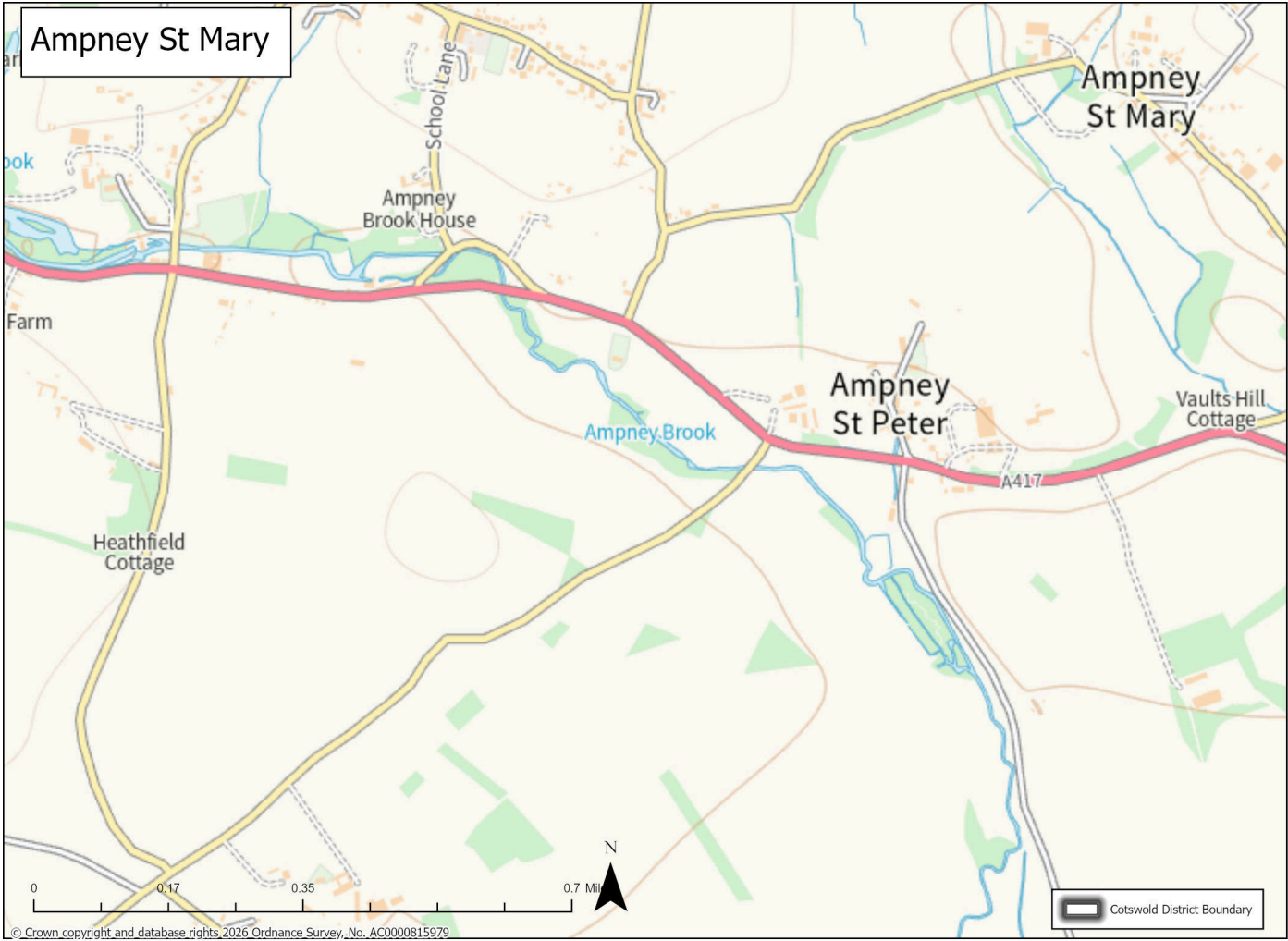


Figure A2: Constraints and Designations

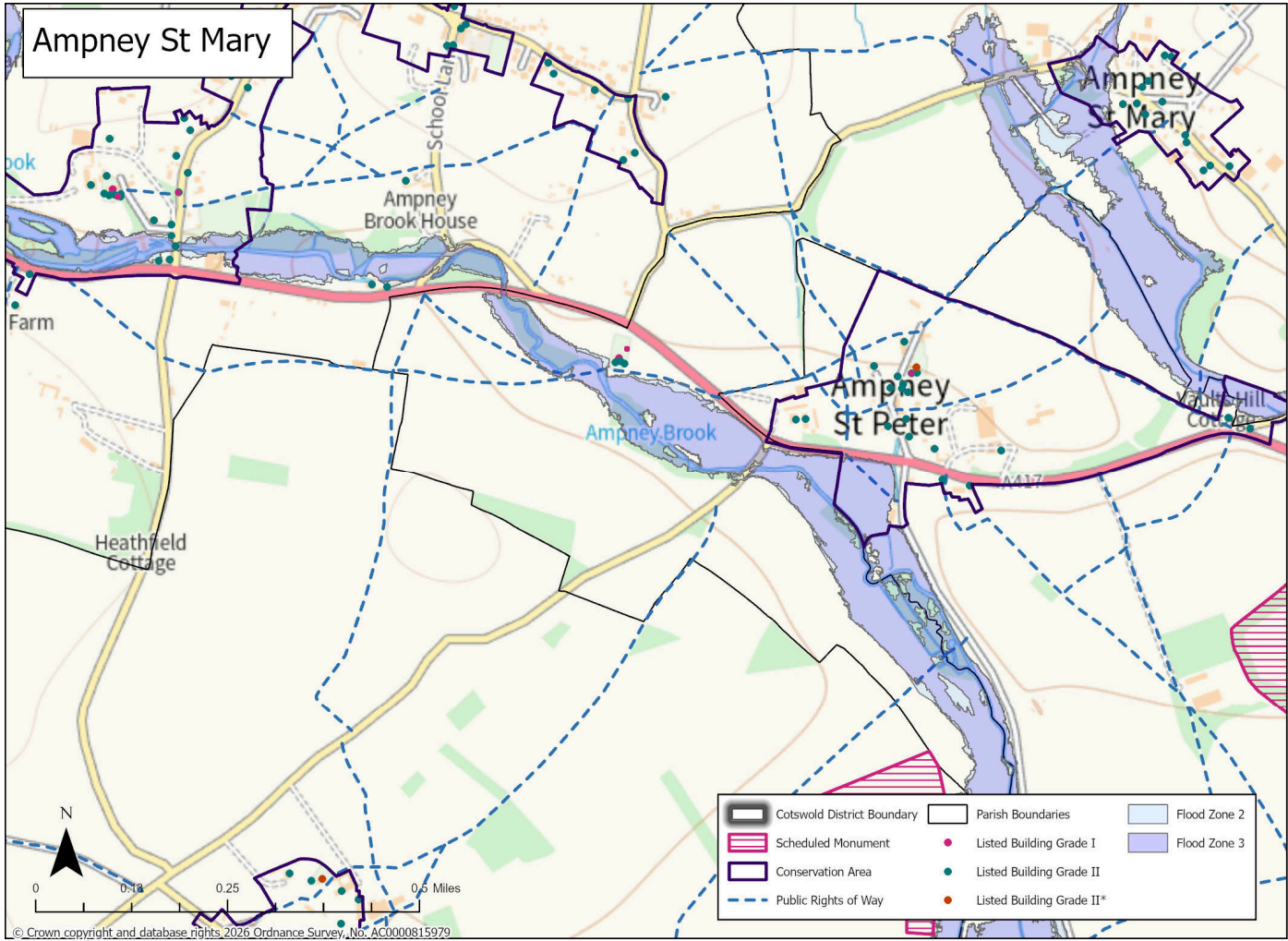
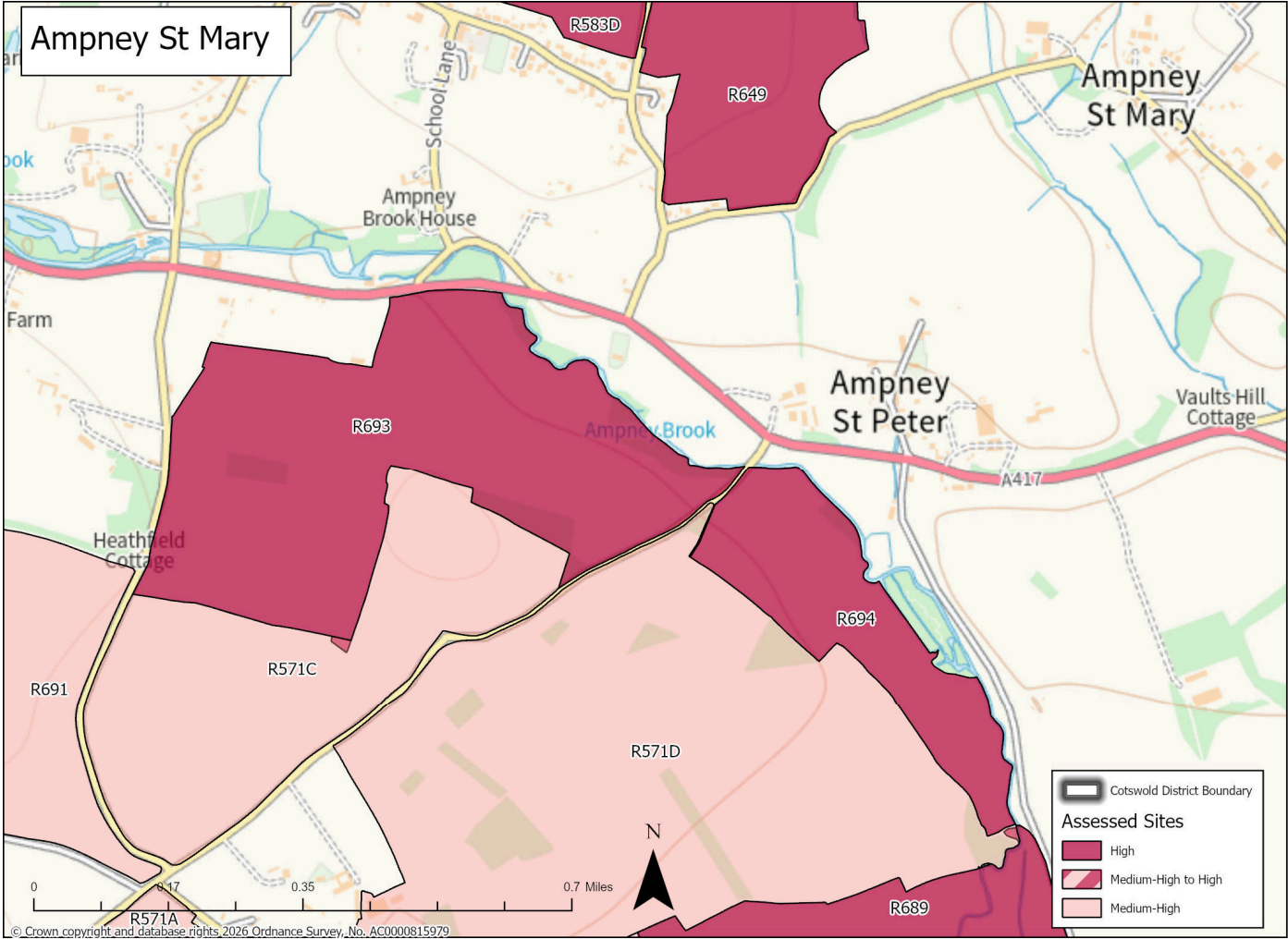


Figure A3: Assessed Sites and Site Sensitivity



Stage 2 Assessments

Site Reference: R693 & R694		Settlement: Ampney St Mary
Description:		
The combined parcels comprise a collection of arable fields located south of the A417 and the Ampney Brook, within the Dip-Slope Lowland Landscape Character Type and more locally the TV3B The Ampneys Landscape Character Area. The land occupies a valley slope position, rising to the south-west from the brook corridor and valley floor. Field boundaries are defined by hedgerows, with additional tree cover associated with woodland blocks and tree belts along the Ampney Brook. The north-eastern edge of the site lies within Flood Zones 2 and 3, reflecting its relationship with the brook corridor. The parcels are physically and perceptually disconnected from the main settlement and are experienced as open countryside. The site lies within the setting of the Ampney Crucis and Ampney St Peter Conservation Areas and contributes to the wider historic landscape context of the Ampney valley. It is also within the setting of designated heritage assets including the Grade I Church of St Mary and associated Grade II monuments within the churchyard. Public access is a defining characteristic. Multiple PRoWs cross the site, including Driffeld Footpaths 3 and 6, which provide elevated views across the valley and enable appreciation of the open countryside and the settlements situated on the valley floor. The historic landscape character varies across the site. The eastern portion reflects former unenclosed cultivation now enclosed under Parliamentary award, with organised enclosure patterns. The western portion includes riverine pasture, historically associated with meadow systems and more regularised enclosure.		
Evaluation:		HIGH SENSITIVITY
Justification: R693 and R694 are assessed as High sensitivity due to their valley slope location, strong green infrastructure structure, heritage associations, and extensive public access. The site forms part of the open countryside separating and framing the Ampney settlements and contributes to the setting of the Conservation Areas and the Grade I Church of St Mary. The rising landform and open character increase visibility from both PRoWs and surrounding areas, while the brook corridor and woodland blocks reinforce ecological and landscape value. Development would introduce built form into an area currently perceived as open countryside, disrupting the clear distinction between settlement on the valley floor and the surrounding slopes.		

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Dip-Slope Lowland
Landscape Character Area:	TV3B The Ampneys
Historic Landscape Character:	Eastern parcels: A4p Former unenclosed cultivation now enclosed. Western parcels: D3r Riverine pasture.
Constraints/Designations:	
Landscape: None	
Historic: Within the setting of Ampney Crucis and Ampney St Peter Conservation Areas.	
Setting of Grade I Church of St Mary ((List Entry: 1089958) and associated Grade II monuments.	
Biodiversity: Woodland blocks and tree belts along Ampney Brook.	
Other (floodplain, PRoWS): PRoWs including Driffield Footpaths 3 and 6 cross the site.	
North-eastern edge within Flood Zones 2 and 3.	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 03 – Andoversford



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District Council

Settlement character

- 1.1 Andoversford is a large village located adjacent to the A40, 8km from Cheltenham, on a crossroads with the A436. It is a working village which grew from a small nucleus on Gloucester Road during the 19th Century with the coming of the railways. It was at a junction of railway lines to Banbury, Swindon and Cheltenham. These were closed in the 1960's but the railway embankments remain, one protecting the settlement from the busy A40 road which now bypasses the village.
- 1.2 The pattern of the village is primarily linear on Station Road and Gloucester Road [see Figure A1]. However, there has been some block housing development around Hunter Way to the north and post war housing at Templefields which is separated from the village to the west. The overall character of the village is not typical of the Cotswolds with many houses being brick and slate. In addition, there is a large industrial estate which dominates the south eastern approaches to the village. This, with the prominent agricultural engineers premises, emphasise the working nature of the village. The village does not have an identifiable centre- the pub, post office and village shop are all located at some distance from each other. There is also no conservation area.

Landscape character

- 1.3 Andoversford lies in the Cotswolds National Character Area 107. It is located in the Cotswolds National Landscape 'High Wold' character type in the Cotswold High Wold Plateau LCA.
- 1.4 The village is located on the River Coln which flows south east through the Cotswold oolitic limestone dipslope to ultimately join the Thames. There is also a short tributary valley running north west which provides a pass over the watershed between the dipslope and scarp slope of the Cotswolds 1km away. From this the River Chelt flows to the west down to the Severn. The village is therefore relatively high at around 170m AOD but is surrounded by the higher ground of gently sloping valley sides. Most prominent is the hill to the north on the opposite side of the valley which rises to 260m AOD and from which clear views of the settlement are possible from minor roads [see Figure A4 and photos].
- 1.5 The greater part of the village sits on the valley bottom tightly bound by the old railway embankment to the north and east but parts creep up the valley side terminating in Templefields, which reaches 185m AOD and which is therefore more exposed to views from the north and east. The outlying

dwelling in Clock House Square are apparent in views from the south east at the A40/A436 junction.

- 1.6 The character of the landscape is pasture on the lower slopes and hedgerows with trees and arable agriculture on the better drained higher land. The landscape tends to be more open with fencing around larger fields to the east. The agricultural grade is Grade 3. Estate parkland lies at Sandywell Park to the north west. Deserted medieval villages lie within 1 km both to the north and south. Fingers of trees line the watercourses, and more substantial belts are associated with the dismantled railways.
- 1.7 Closer into the village the floodplain pastures of the watercourse provides public access and acts as a limit to development parallel to Station Road [see Figure A1 and photo]. The lower valley continues southwards past Owdeswell Manor with its formal tree lined avenue and horse pastures. The wooded railway embankment and A40 provide a major barrier to the village to the east and completely sever the relationship of the village to the rural landscape beyond.
- 1.8 The village is generally well screened from most road approaches. From the south, an industrial unit can be seen as the focus of a vista for around 600m on the A40. This is an unfortunate introduction to the settlement. From the main road other units can be seen and, to the north, filtered views of recent housing on former railway land are now possible. No views are possible from the A436 to the east but from the west the road passes by housing, school and the former core of the settlement. Hedgerows and trees limit wide views from this road.

Relationship of settlement with the surrounding landscape

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

Positive:

- The bulk of the settlement sits down in the valley and is not widely visible.
- The railway embankment screens most of the village from the landscape to the east.
- The floodplains of the watercourses penetrate the settlement and provide a green setting and access.

Negative:

- The industrial estate to the south of the village is unsightly and easily viewed from the A40. It also borders the river closely.

- The Templefields Estate is visible up the valley side from the west and from the hill to the north east.
- The new housing extending the settlement north is visible from the A40.

Landscape sensitivity considerations

- 1.10 The landscape is pleasant and generally in good condition with the surrounding countryside exhibiting characteristics typical of the National Landscape 'High Wold' character area. The valleys form a gently rolling countryside with hedgerows rather than stone walls. They are affected in terms of tranquillity by the A40 and the industrial area of Andoversford.
- 1.11 Long views are generally limited with the exception of the view of the settlement from the hill to the north [west of Syreford]. Development would have the most impact from here where it is located on the upper slopes adjacent to Templefields.

Constraints to be taken into account

- 1.12 The constraints are shown on Figure A2 and are summarised below:
- National Landscape covering all of village and surrounding landscape
 - SAM to the east of A40
 - The floodplains of the watercourses
 - PROWs 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:
- Within the railway embankment or east of the A40
 - North or south of the settlement
 - Higher up the valley sides by Templefields is sensitive.

Suggested environmental improvements

- 1.14 The following environmental improvements are suggested:
- Screening the industrial estate from the A40, particularly the unit furthest south.
 - Additional planting/landform related to the railway embankment by the A40.

Figure A1: Context and Landscape Character Types and Areas

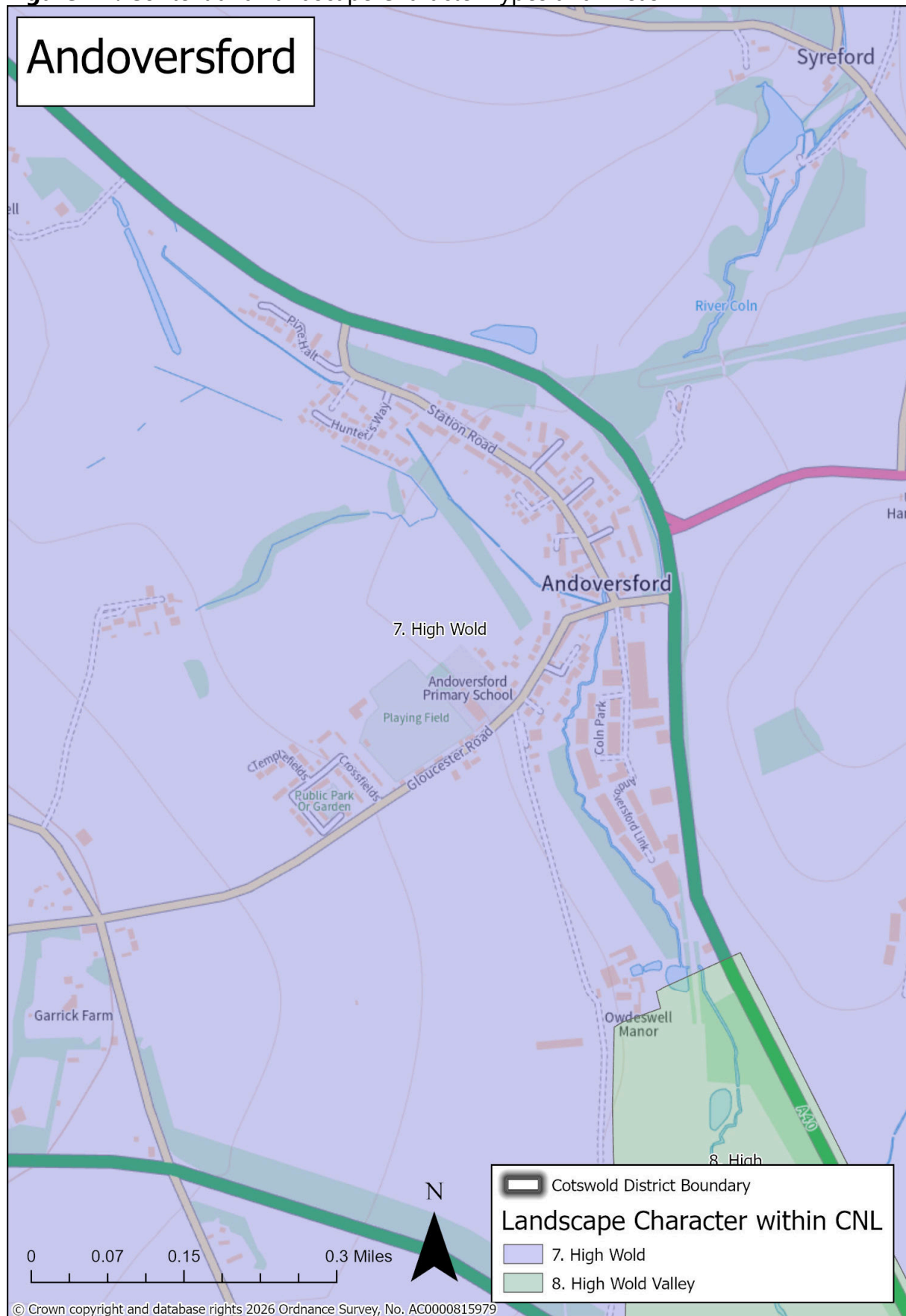


Figure A2: Constraints and Designations

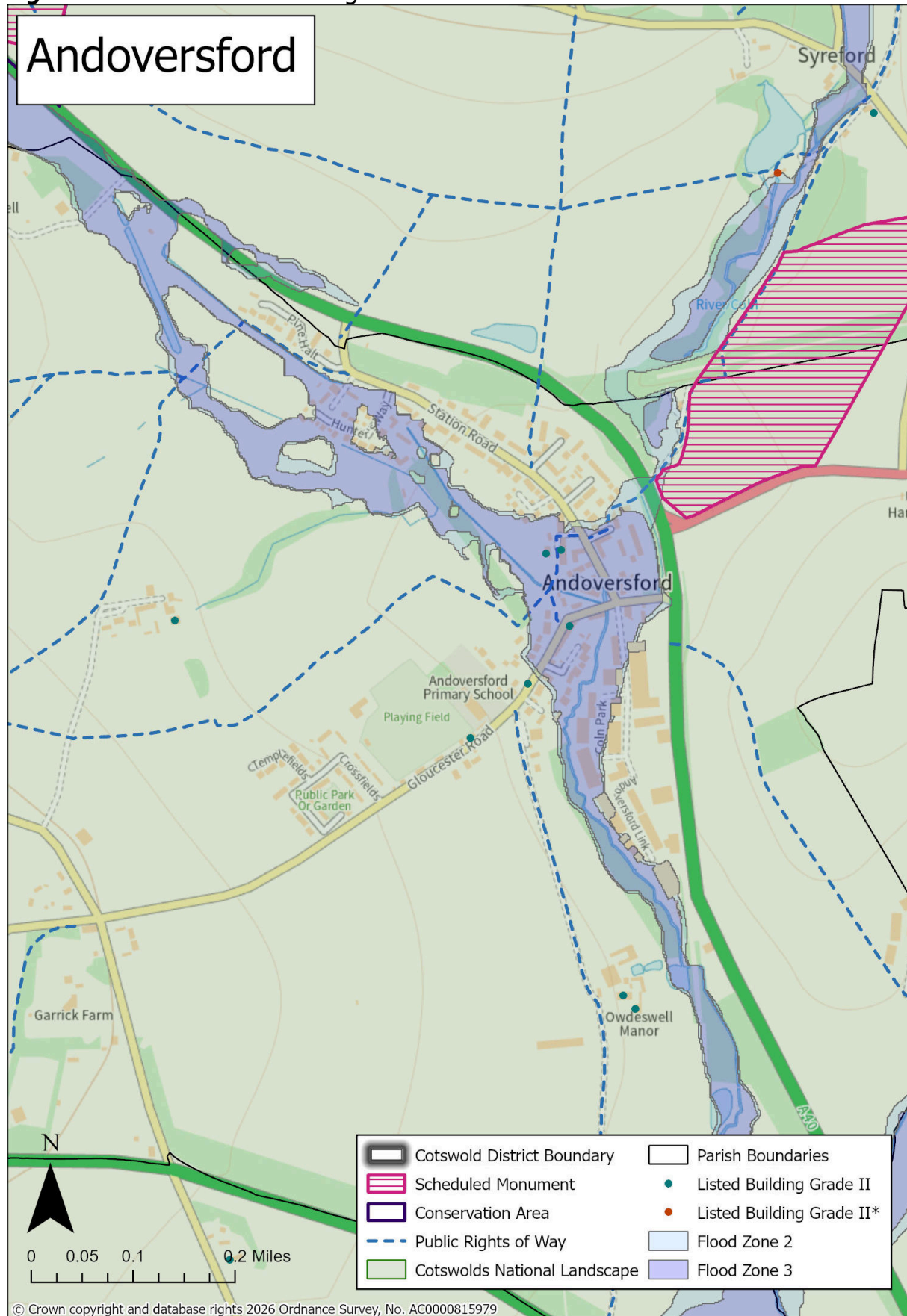
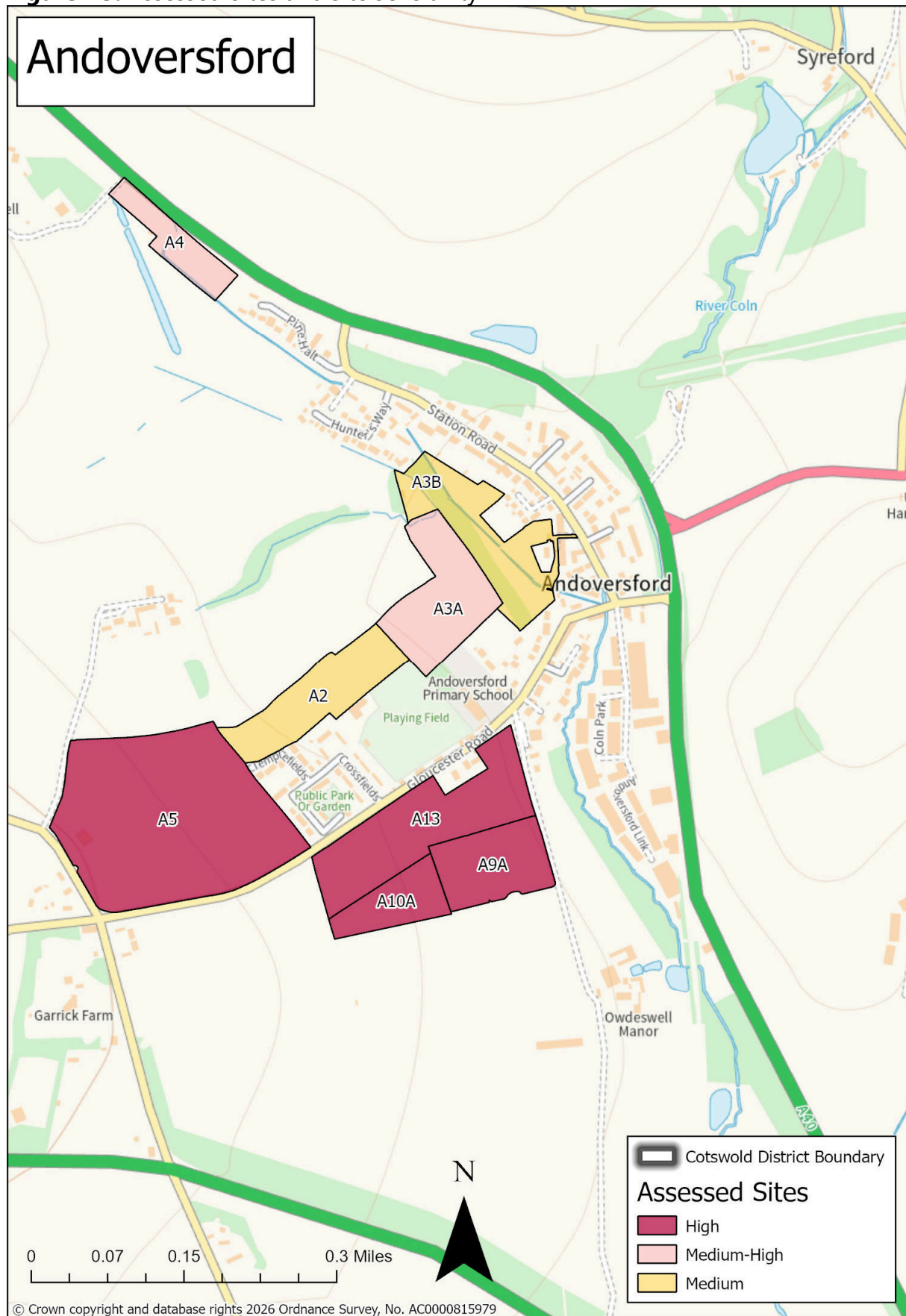


Figure A3: Assessed Sites and Site Sensitivity



Stage 1 Assessments

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

Criteria Category	Indicator	A2	A3A	A3B	A4	A5	A9A	A10A	A13
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: A2		Settlement: Andoversford	
Description: The site comprises of two improved pastures on the valley side sloping north with a small spur rising slightly to the north-west helping to enclose the area in this direction. An outgrown hedge lies on the north-western boundary while outgrown hedges with mature trees lie on the eastern, western and shared boundaries. To the south, the 20th Century housing at Templefields and Crossfields looks over the western field across the access road or behind properties. The Community Centre, Playing Fields and play area back onto the fields further east. The site’s fields provide a rural context for the recreation area allowing filtered views out to the countryside beyond, albeit unsightly shipping containers, a garage and sheds lie on the boundary. Long views are possible to the current housing edge which is of limited merit from the north/north-east. Views from the west up the slope are filtered by intervening hedgerows and trees. The site has limited tranquillity due to its location adjacent to housing albeit in a rural location.			
Landscape Sensitivity:			
Evaluation:		MEDIUM SENSITIVITY	
Justification: The site has some susceptibility to change through housing development as it is on a valley side in open countryside. Development would also enclose views from the recreation area/playing fields. However, the site is moderately enclosed by its site boundaries and by topography and intermediate hedges and trees. There is also an opportunity to provide a more positive edge to the settlement than the existing housing. It would be important for the hedges and trees on the boundaries to be retained to soften any built form and these should be located in public areas rather than private gardens.			
Landscape Context			
National Character Area:		National Character Area 107: Cotswolds	
Landscape Character Type:		Landscape Character Type 7: High Wold	
Landscape Character Area:		Landscape Character Area 7C: Cotswolds High Wold Plateau	
Historic Landscape Character:		Less regular organised enclosure partly reflecting former unenclosed cultivation patterns	
Constraints/Designations:			
Landscape: Cotswolds National Landscape			
Historic: Listed buildings at Ossage to the north west and The Mount on Gloucester Road to the south. Historic mapping highlights that development has encroached upon the historic field pattern of parcels A2 and A11B.			
Biodiversity: Hedgerows and trees on site boundaries			
Other (floodplain, PRowS): A Public Right of Way (Andoversford Footpath 4) runs across the northern boundary. Further Public Rights of Way are present within the local area.			

Site Reference: A3A		Settlement: Andoversford	
Description: The site comprises of an improved pasture with ridge and furrow on the lower valley side sloping north. Outgrown hedges lie on the north-eastern, north-western and south-eastern boundaries while an outgrown hedge with mature trees lies on the south western boundary. To the south-east, there is the primary school and its grounds with a small stand of trees which help to integrate and screen the school building. There are small plots and paddocks backing onto the properties on Gloucester Road. To the north-east, the site abuts the enclosed and intimate valley floor with its stream and wet pasture which is an attractive part of the village. The site provides a rural context for the school allowing filtered views out to the countryside beyond. The site has limited views in and out. A Public Right of Way runs along its boundaries as well as over the stream to the east. The site has some tranquillity due to its rural location albeit next to the settlement.			
Evaluation:		HIGH / MEDIUM SENSITIVITY	
Justification: The site has some susceptibility to change through housing development as it is on a valley side in open countryside adjacent to the attractive valley floor to the east with ridge and furrow. Development would also enclose any potential views from the school. However, the site is well enclosed by its site boundary hedges and by topography and surrounding hedges and trees. If development were permitted it would be important for the hedges and trees on the boundaries to be retained to soften any built form and these should be located in public areas rather than private gardens. The setting to the valley floor to the north is particularly important to the character of the village' The land to the west of the footpath (Andoversford Footpath 4) that divides the parcel may have some scope for development given its location out of the identified flood zone. It also shares the characteristics of the neighbouring A2 parcel. This would place the west of the parcel within the Medium landscape sensitivity category.			
Landscape Context			
National Character Area:		National Character Area 107: Cotswolds	
Landscape Character Type:		Landscape Character Type 7: High Wold	
Landscape Character Area:		Landscape Character Area 7C: Cotswolds High Wold Plateau	
Historic Landscape Character:		Less regular organised enclosure partly reflecting former unenclosed cultivation patterns	
Constraints/Designations:			
Landscape: Cotswolds National Landscape			
Historic: Listed buildings to the east, west and south			
Biodiversity: None			
Other (floodplain, PRowS): A Public Right of Way (Andoversford Footpath 4) runs across the north-western part of A3A, before crossing south-eastwards through A3A. Further Public Rights of Way are present within the local area.			

Site Reference: A3B	Settlement: Andoversford
Description: The parcel comprises two improved pasture fields that straddle a former railway embankment. The embankment is vegetated with mature trees and hedgerows that create a prominent landscape feature within the local area. The field to the west of the embankment is smaller than the one to the east and is likely in equestrian use. Stables and/or field shelters are present within the field, and it is bound by hedgerow and trees to the south, east and west. Residential development off Hunter's Way bounds the field to the north. The field to the east of the embankment is used for grazing and is bisected by a minor watercourse. Mature vegetation upon the embankment bounds the western edge of the field. The boundaries to the north, south and east abut existing residential development along Station Road, Gloucester Road and Waterside Close. The boundary treatment to these orientations varies and includes fencing, vegetation and open boundaries. At the centre of the eastern field domestic curtilage encroaches into the pastoral field from the 21st Century redevelopment of the Cattle Market off Station Road. The parcel's location positions it within an enclosed and intimate valley with the watercourse and wet pasture forming an attractive part of the settlement edge. The neighbouring settlement edge enjoys a rural outlook across the parcel and context to its setting. A Public Right of Way is present within the south east of the parcel. The parcel has some tranquillity due to its rural location. However, this is influenced by its settlement edge location.	
Evaluation:	MEDIUM SENSITIVITY
Justification: The parcel has some susceptibility to change through housing development due to its position on the undeveloped valley floor with the elevated former railway embankment present along its western boundary. This prominent feature divides the parcel from the wider rural context and filters and screens views beyond it. Development within the parcel would further enclose the open character of the parcel and the private views of local residents on the northern and eastern edge of the parcel. The adjoining settlement edge has varying boundary treatments that offer little in the way of characteristic enclosure. Since the construction of the residential development at the former cattle market, domestic gardens have encroached into the pastoral field at the centre of the parcel. A watercourse bisects the parcel and hydrology within this flood meadow is a major factor. Development within the parcel is unlikely to be achieved due to its presence within a 3b flood zone. Green and Blue Infrastructure enhancement could be achieved within the parcel through flood tolerant planting and green Sustainable Urban Drainage initiatives. This would also have the benefit of softening and creating a more characteristic settlement edge than currently exists. Public access and enjoyment could be increased by extending the Public Right of Way provision within the parcel. The parcel's proximity to the Andoversford settlement edge, the weak transition from the settlement to the parcel and the encroachment of gardens into the parcel are considered to be detractors to the parcel's sensitivity. In contrast to these detractors, the parcel forms an important green space on the edge of the settlement. The railway embankment creates an important Green Infrastructure resource and visual buffer. The watercourse and flood meadow also play an important role within the local Green and Blue Infrastructure services. Public access is provided within the site, which enhances its community role. Given these	

varying factors the parcel is considered to have **Medium** landscape sensitivity. Hydrology is likely to restrict any opportunity for development within the parcel.

Landscape Context:

National Character Area:	National Character Area 107: Cotswolds
Landscape Character Type:	Landscape Character Type 7: High Wold
Landscape Character Area:	Landscape Character Area 7C: Cotswolds High Wold Plateau
Historic Landscape Character:	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns

Constraints/Designations:

Landscape: Cotswolds National Landscape

Historic: Listed buildings to the east

Biodiversity: None

Other (floodplain, PRowS): A Public Right of Way (Andoversford Footpath 4) runs through the southern part of the site before entering Andoversford. Further Public Rights of Way are present within the local area.

Site Reference: A4		Settlement: Andoversford	
Description: The site comprises of a disused railway embankment extending north-west from the settlement running alongside the busy A40 to the north. There is rough grass on the top of the embankment and an outgrown hedge with trees to the north-east and patchy trees and hawthorn scrub to the south-west. Recent housing development has occurred to the south-east on the embankment and is partially screened and filtered from the A40 by pines and other vegetation in summer, less so in winter. There are views from the rising ground to the north-east down towards the settlement and site. To the south-west there is a distinctive floodplain/valley floor with fishponds which is buffered from the A40 by the embankment, and a public footpath linking the settlement with the countryside. The site lies within the Cotswolds National Landscape.			
Evaluation:		HIGH / MEDIUM SENSITIVITY	
Justification: The site has susceptibility to housing as it is raised above the general ground level and would be highly visible to users of the A40, PROW users to the south-west and north-east. It would be a clear and prominent extension in the built form and exacerbate the noticeable extension to the south-east which at least has an apparent visual logic of coinciding with the line of pines. The existing vegetation on the site would not sufficiently mitigate the effect of houses which would break the local skyline, and further planting mitigation would take a long time to establish. The value of the site is that it lies within the National Landscape and complements and buffers the historic features to the south west. Development on the site is highly undesirable.			
Landscape Context:			
National Character Area:		National Character Area 107: Cotswolds	
Landscape Character Type:		Landscape Character Type 7: High Wold	
Landscape Character Area:		Landscape Character Area 7C: Cotswolds High Wold Plateau	
Historic Landscape Character:		Historic Landscape Type D1 - Riverine pasture, probably meadows now largely enclosed	
Constraints/Designations:			
Landscape: Cotswolds National Landscape			
Historic: None			
Biodiversity: None			
Other (floodplain, PROWS): Public Rights of Way are present within the local area but not on site.			

Site Reference: A5 ¹		Settlement: Andoversford	
Description: The parcel comprises two improved pasture fields that occupy elevated landform to the south west of the Andoversford settlement. This landform slopes from the high point in the west to the lower ground in the east. The fields are bound and divided by mature hedgerow and trees. Some parts of this vegetative provision are weaker than other parts. A modern agricultural barn and yard are present within the west of the parcel. Beyond the boundaries is generally a continuation of the rural field network. Isolated residential development punctuates this agricultural context. The exception to this is the eastern boundary that abuts the 20th century development off Templefields which forms the settlement edge and development boundary of Andoversford. No Public Rights of Way are present within the parcel although one is present beyond the northern boundary hedgerow. The parcel generally enjoys a good level of tranquillity due to its rural location. Detractors to this include the settlement edge to the east and Gloucester Road to the south.			
Evaluation:		HIGH SENSITIVITY	
Justification: The parcel has susceptibility to change through housing development due to its position on a valley side in open countryside. Development would represent encroachment into the characteristically rural landscape around the Andoversford settlement and form a prominent addition to local views. The vegetated field boundaries form an important landscape feature within the site and filter views across the agricultural landscape. The parcel's location on elevated landform makes it more prominent in views from Andoversford and Public Right of Way in the vicinity. Given the prominent position of the parcel, its susceptibility to change and its location within the Cotswolds National Landscape, the parcel is considered to have High landscape sensitivity.			
Landscape Context:			
National Character Area:		National Character Area 107: Cotswolds	
Landscape Character Type:		Landscape Character Type 7: High Wold	
Landscape Character Area:		Landscape Character Area 7C: Cotswolds High Wold Plateau	
Historic Landscape Character:		Historic Landscape Type A4 - Less regular organised enclosure partly reflecting former unenclosed cultivation patterns	
Constraints/Designations:			
Landscape: Cotswolds National Landscape			
Historic: Listed building to the north			
Biodiversity:			
Other (floodplain, PRowS): A Public Right of Way (Andoversford Footpath 4) runs across the northern boundary. Further Public Rights of Way are present within the local area.			

¹ Site was previously assessed in the Cotswold District Strategic Housing and Economic Land Availability Assessment (2021) and, despite being discounted at Stage 1, the Stage 2 LSA is provided here again for completeness

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 04 – Avening



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Settlement character

- 1.1 Avening is a small village in a wooded valley, 5.5km north from Tetbury located on the A46 road which connects Bath and Cheltenham. It is the largest village in the south of the District with a population of over 1,000.
- 1.2 The medieval village grew around the landmark Norman Church of the Holy Cross Church consecrated in 1080 by Queen Matilda. Avening's character was shaped in the 17th century, with the expansion of cloth mills and cottage industries. The cloth industry influenced the growth of the village well into the 19th century.

Landscape character

- 1.3 The settlement is within the Cotswolds National Character Area 107. Avening lies within the Cotswold National Landscape specifically forming part of the Stroud Valley Landscape Character Area.
- 1.4 The village is set within a steep-sided, wooded, and relatively broad valley, with the surrounding uplands transitioning into a more open and gently undulating landscape. While open, sloping meadows dominate the hillsides around the village, these are occasionally punctuated by clusters of trees and small copses. Traditional hedgerows and dry-stone walls line the lanes, farm tracks, and historic bridleways, adding to the area's rural character.
- 1.5 Approaching Avening reveals a variety of scenic perspectives shaped by its valley setting. From Tetbury Hill, the descent unveils scattered stone cottages and sweeping views of the village nestled within the valley. The route from Nailsworth is gentler, following a densely wooded valley floor that opens up just before reaching the village, offering a more enclosed and intimate approach. Meanwhile, the descent from Hampton Hill provides panoramic views of the southern hillside, where buildings appear more organically placed and blend seamlessly into the surrounding landscape.

Relationship of the settlement with the surrounding landscape

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

Positive

- The village is strongly influenced by its location within a steep-sided valley, creating a distinctive and attractive landscape setting that is characteristic of the Cotswold Settled Valleys landscape.

- Woodland on the valley sides provides a strong sense of enclosure and forms an important backdrop to the settlement, helping to integrate built development into the wider landscape.
- The historic core, centred on the Church of the Holy Cross, occupies a visually prominent position within the valley and contributes significantly to local distinctiveness and sense of place.
- Open pastures, hedgerows, dry stone walls and small copses on the valley sides provide an attractive rural setting and reinforce the village's relationship with the surrounding countryside.
- The varied approaches into the village allow appreciation of the settlement's historic form and dramatic topographical setting.

Negative

- Some modern development on the settlement edge has introduced suburban characteristics that are less reflective of the traditional village character.
- Expansion onto the valley sides has the potential to erode the wooded backdrop that contributes significantly to the village setting.
- The A46 corridor introduces traffic movement, highway infrastructure and associated visual clutter which can detract from the rural character of parts of the parish.
- Incremental domestication of rural edges through garden extensions, ornamental planting and suburban boundary treatments has locally weakened the transition between settlement and countryside.

Landscape sensitivity considerations

- 1.7 Avening is highly sensitive to change due to its location within a steep-sided valley landscape, its strong historic character and its position within the Cotswolds National Landscape.
- 1.8 The surrounding valley sides are particularly sensitive as they provide the essential landscape setting to the village and create the characteristic sense of enclosure associated with the Settled Valleys landscape type. Development on these slopes would be highly visible and could detract from the wooded and pastoral backdrop that defines the settlement.

- 1.9 The village is also sensitive to development that would contribute to the coalescence of built form along the valley floor or result in the erosion of the distinct settlement pattern that has evolved in response to the valley landform.
- 1.10 Land associated with the historic core, the Church of the Holy Cross, the Conservation Area and numerous listed buildings is particularly sensitive due to its contribution to the character, appearance and significance of the settlement.
- 1.11 The wooded valley sides, mature trees, hedgerows and areas of pasture surrounding the village form an important component of local character and should be conserved. Whilst some opportunities may exist for limited development closely related to the existing built framework, such development should avoid prominent slopes, protect important views and conserve the distinctive valley setting.

Constraints to be taken into account

- 1.12 The constraints are shown on Figure A2 and are summarised below:
- Cotswolds National Landscape.
 - Avening Conservation Area.
 - Listed buildings and their settings, including the Church of the Holy Cross.
 - Steep valley sides and prominent slopes surrounding the settlement.
 - Mature woodland and trees

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:
- Prominent valley sides and upper slopes which form the essential landscape setting of the settlement. Land that would result in the loss of the wooded backdrop to the village or interrupt important views across the valley.
 - Areas immediately adjoining the historic core where development would adversely affect the character or appearance of the Conservation Area and heritage assets.

- Open pastoral land that contributes to the rural setting and distinct identity of the settlement.
- Areas containing important woodland, mature trees, hedgerows or historic landscape features.
- Development that would contribute to the visual coalescence of built form along the valley floor or compromise the distinctive linear settlement pattern.

Areas for environmental improvement

- Conservation and management of woodland on the valley sides.
- Reinforcement of native hedgerows and hedgerow trees surrounding the settlement.
- Restoration and maintenance of traditional dry stone walls and historic field boundaries.
- Enhancement of biodiversity within woodland, grassland and hedgerow habitats.

Figure A1: Context and Landscape Character Types and Areas

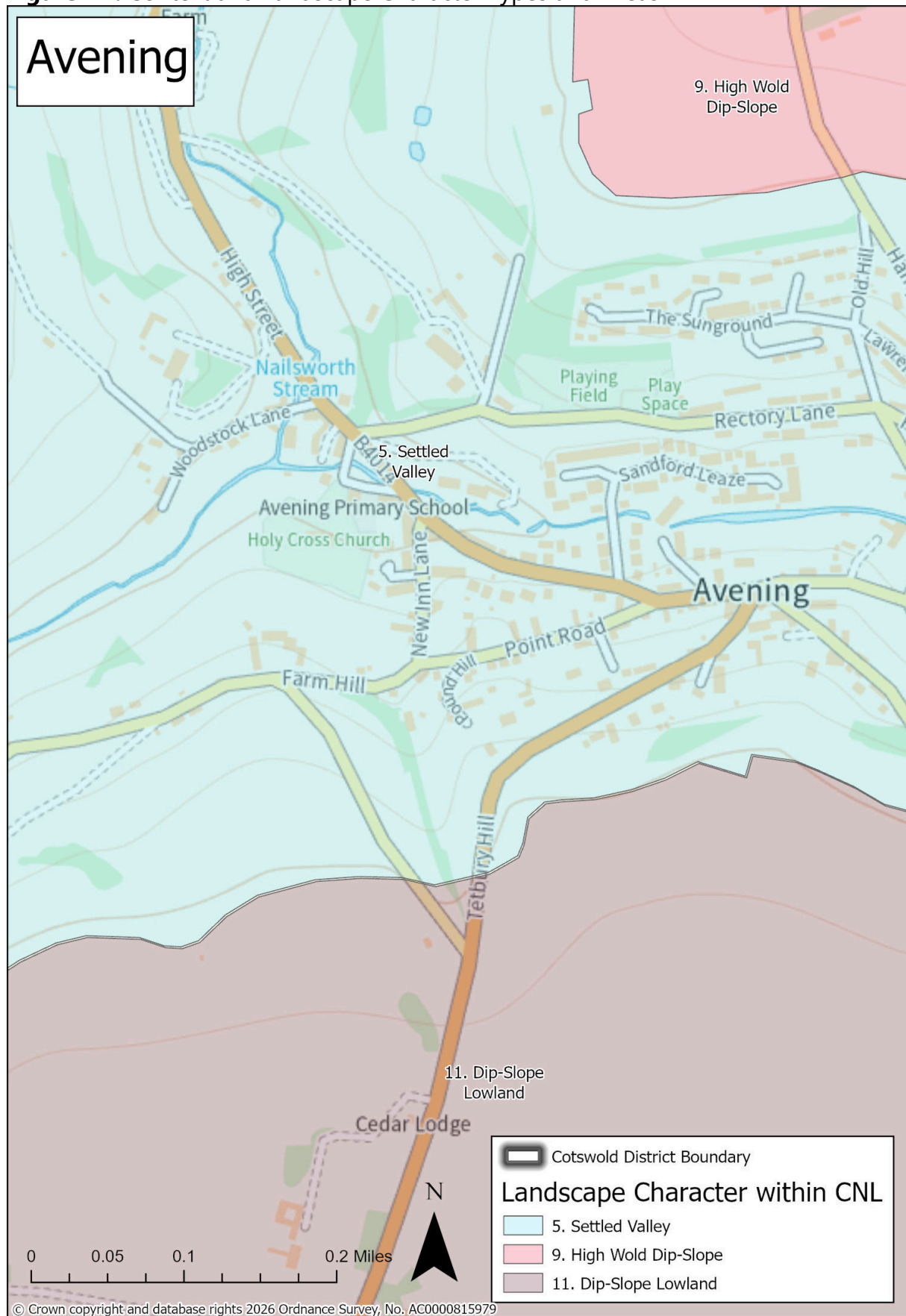


Figure A2: Constraints and Designations

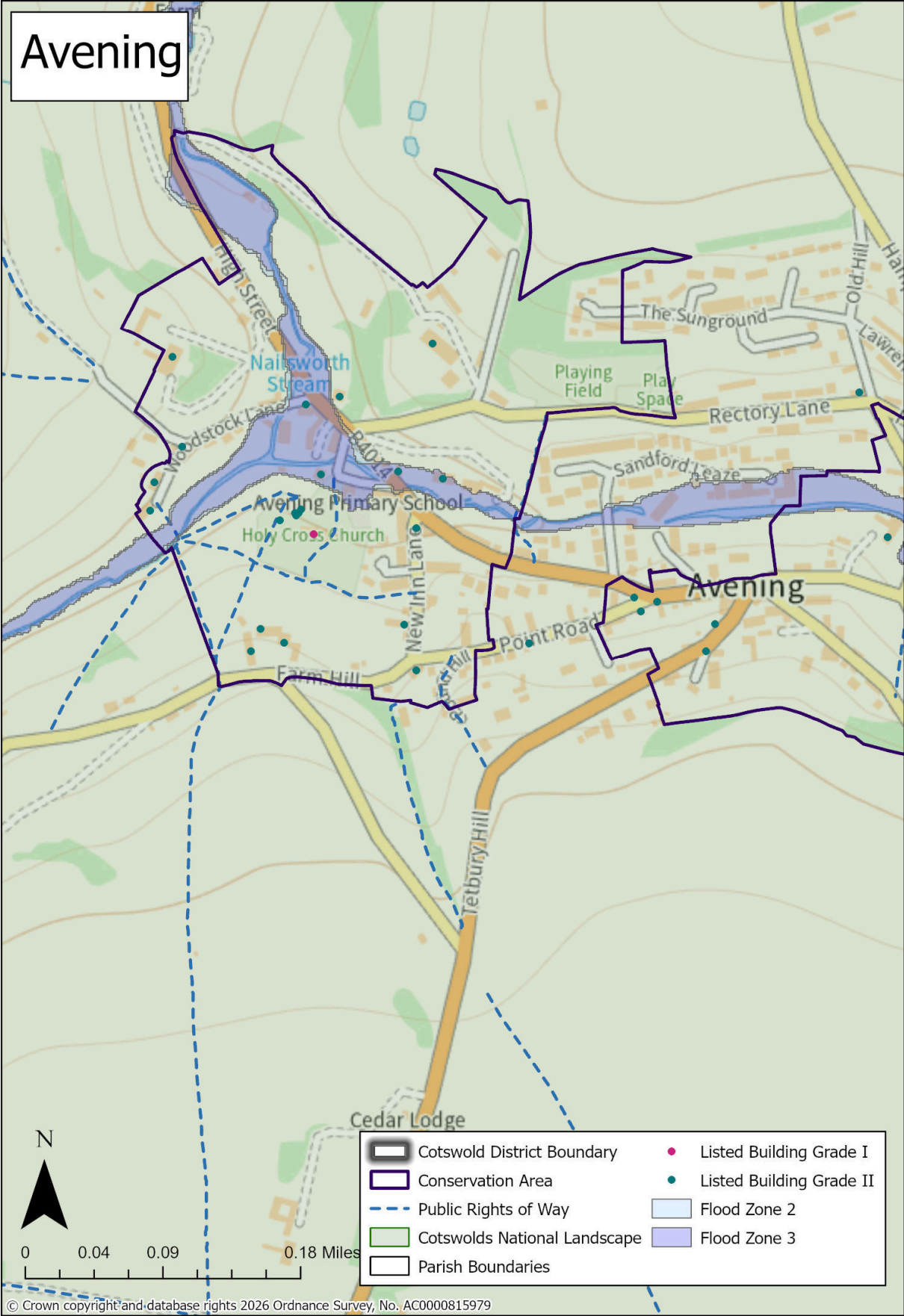
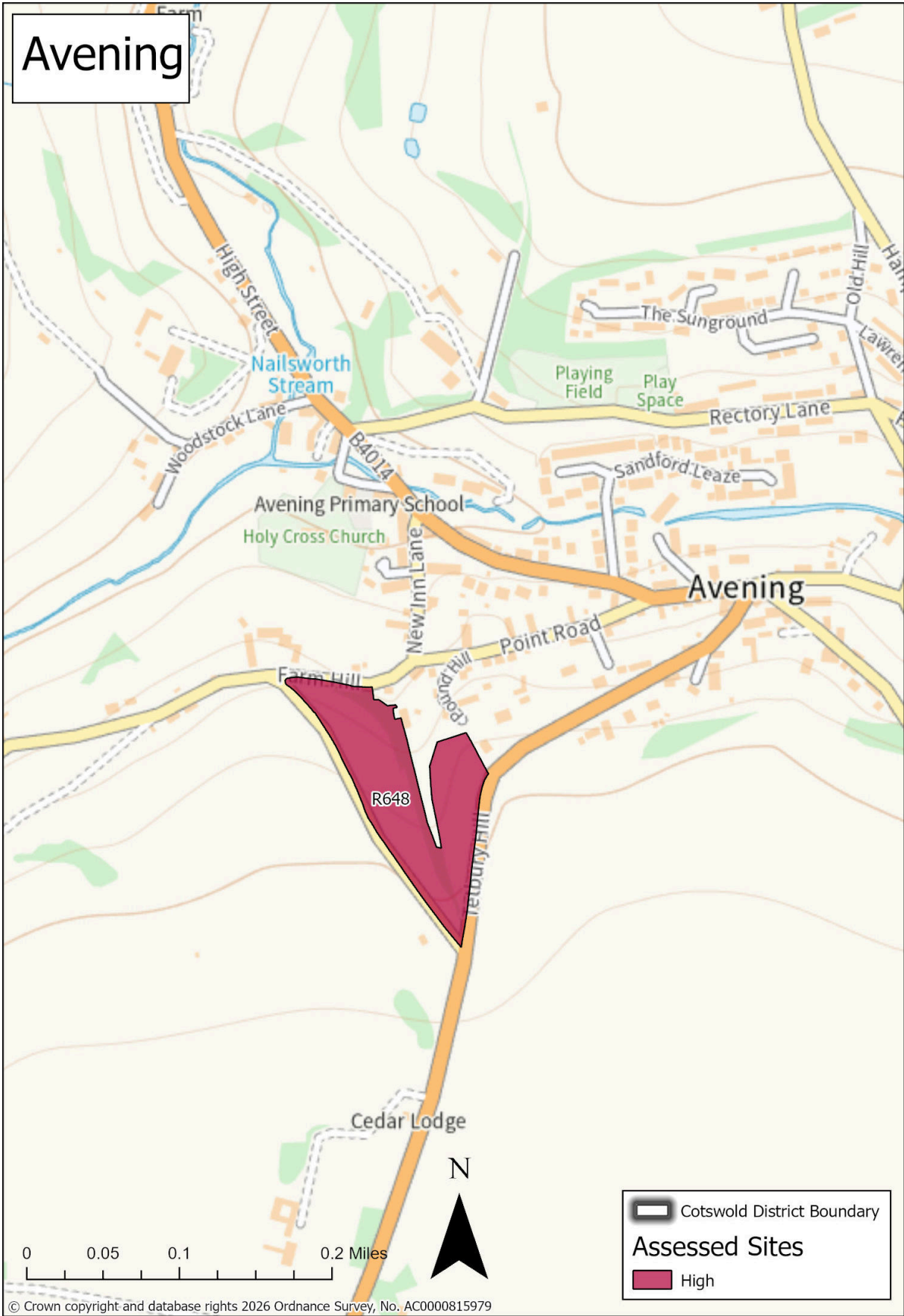


Figure A3: Assessed Sites and Site Sensitivity



Stage 1 Assessments

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

Criteria Category	Indicator	R430 / R489	R648
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	

Stage 2 Assessments

Site Reference: R648	Settlement: Avening
Description: Site R648 is located beyond the southern edge of Avening and comprises a steeply sloping grassland field that falls northwards towards the settlement. The site occupies a prominent valley-side position and forms part of the wider landscape setting of the village and the Avening Valley beyond. The site contains a combination of grassland, mature boundary hedgerows, scattered trees and a tree belt, all of which contribute positively to landscape structure and biodiversity value. Whilst vegetation provides some containment in local views, the elevated and sloping nature of the site results in wider visual connections across the surrounding landscape. Open views are available towards the north-west across the Avening Valley, where wooded valley slopes form a distinctive landscape backdrop. The site therefore contributes to the wider appreciation of the valley landscape and forms part of the rural setting of the settlement. The site adjoins the Avening Conservation Area along its northern boundary and contributes directly to its rural setting. It is also associated with the setting of Rodways Cottage and Rodways Place (List Entry: 1341588) and Church Farmhouse (List Entry: 1305221), both of which derive part of their significance from their relationship with the surrounding rural landscape. PRoW Footpaths 18 and 19 run through the site, providing direct public access and extensive opportunities for views across the site and surrounding landscape. The site therefore has a strong recreational and experiential function as part of the local PRoW network. Historically, the site lies within Historic Landscape Character Type B3x – Open common land used as long-term pasture, now mainly enclosed, characterised by regular organised enclosure of former unenclosed pasture without Parliamentary enclosure.	
Evaluation:	HIGH SENSITIVITY
Justification: The site occupies a highly sensitive valley-side position on the southern edge of Avening and forms an important component of the landscape setting of both the village and the wider Avening Valley. The steeply sloping landform, open views across the valley and strong relationship with surrounding woodland and pastoral landscapes contribute significantly to landscape character and scenic quality.	

The site displays many of the key characteristics of the Settled Valley landscape, including steep valley slopes, pastoral land use, strong vegetation structure and visual association with wooded valley sides. The Cotswolds National Landscape guidance identifies such valley sides as particularly sensitive to development due to their visibility and importance as the rural backdrop to settlements.

Development of the site would extend built form beyond the established settlement edge onto a prominent and visually exposed valley slope. This would appear incongruous in relation to the existing settlement pattern and would erode the strong distinction between the village and surrounding countryside.

The presence of PRow Footpaths 18 and 19 substantially increases sensitivity. Users experience direct views across the site and wider valley landscape, and development would alter the character and visual amenity of these routes. The site therefore has both visual and recreational importance within the local landscape.

The grassland habitat, mature trees, tree belt and hedgerow network also contribute positively to biodiversity value and reinforce the wooded character associated with the valley landscape. Together these features contribute to several of the recognised special qualities of the Cotswolds National Landscape, including scenic quality, tranquillity, distinctive landform, historic settlement pattern and the strong relationship between settlements and their surrounding countryside.

Landscape Context:

National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Settled Valley LCT
Landscape Character Area:	LCA 5A Nailsworth
Historic Landscape Character:	B3x – Open common land used as long-term pasture, now mainly enclosed

Constraints/Designations:

Landscape: Located within the Cotswolds National Landscape

Historic: Adjoins Avening Conservation Area. Within the setting of Rodways Cottage and Rodways Place (List Entry: 1341588) and Church Farmhouse (List Entry: 1305221)

Biodiversity: Grassland habitat, mature trees, tree belt and boundary hedgerows with associated habitat value

Other (floodplain, PRow): Outside Flood Zones 2 and 3. PRow Footpaths 18 and 19 run through the site.

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

**Appendix 05 –
Baunton and
Daglingworth**



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Settlement character

- 1.1 Baunton and Daglingworth are two distinct rural villages located immediately north of Cirencester within the upper Churn Valley. Each settlement has developed independently and retains its own historic identity, settlement pattern and relationship with the surrounding landscape.
- 1.2 Baunton is a compact village situated on the eastern side of the A435 (Gloucester Road). The settlement is characterised by a mixture of traditional limestone cottages, farmsteads and later residential development set within a well-treed rural landscape. The Grade II* listed Church of St Mary Magdalene lies on the north western edge of the village and forms an important historic landmark within its wider setting.
- 1.3 Daglingworth occupies a more elevated position to the north-west, extending along the valley side and centred on the Church of the Holy Rood. The village retains a predominantly linear form, with traditional limestone buildings, historic farmsteads and narrow lanes reflecting its agricultural origins and relationship with the surrounding landform.
- 1.4 Whilst differing in form and character, both villages retain a strong relationship with the surrounding agricultural landscape.. Mature trees, hedgerows, dry stone walls and historic field patterns provide an attractive landscape framework that reinforces their individual identities whilst maintaining their connection to the wider Churn Valley.

Landscape character

- 1.5 The Baunton and Daglingworth lie within the Cotswolds National Character Area 107 and occupy a transitional position between the High Wold Dip-Slope and the High Wold Valley Landscape Character Types.
- 1.6 The High Wold Dip-Slope forms a gently rolling agricultural landscape characterised by arable farmland, pasture, hedgerows, woodland blocks and occasional long-distance views. The landscape retains a sparse settlement pattern and a strong rural character.
- 1.7 The High Wold Valley landscape is characterised by the deeply incised River Churn valley, with steep valley sides, mature woodland, riparian vegetation and enclosed pastoral landscapes creating an intimate and secluded setting. The combination of open dip-slope farmland and enclosed valley landscapes contributes significantly to the distinctive character of both settlements.

Commented [AH1]: Are they?

Relationship of the settlement with the surrounding landscape

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

Positive

- Both villages have a strong relationship with the River Churn and its associated valley landscape, with the watercourse forming an important influence on their historic development and landscape setting.
- Mature trees, woodland, hedgerows, dry stone walls and riparian vegetation provide a strong landscape framework that integrates the settlements into the surrounding countryside.
- The historic cores, churches and traditional limestone buildings contribute significantly to local distinctiveness and reinforce the historic relationship between the settlements and the surrounding agricultural landscape.
- The surrounding valley sides and gently rising dip slopes provide an attractive rural setting whilst maintaining the separate identities of Baunton and Daglingworth.
- The transition between the open agricultural dip slope and the more enclosed valley landscape creates a varied and attractive sequence of views into and out of both villages.

Negative

- The proximity of Cirencester introduces development pressure on the southern edge of Baunton, with the potential for gradual erosion of the distinction between the village and the urban edge.
- Some modern development on the edges of the villages is less well integrated with the traditional settlement pattern and landscape character.
- Localised highway infrastructure and traffic can detract from the otherwise tranquil and rural character of the settlements.

Landscape sensitivity considerations

- 1.9 Baunton and Daglingworth exhibit high landscape sensitivity due to the quality of their historic and landscape settings within the River Churn valley and the adjoining High Wold Dip-Slope. The strong relationship between the

settlements, the river corridor and the surrounding agricultural landscape forms an essential component of their character.

- 1.10 The valley sides surrounding the River Churn are particularly sensitive as they provide the visual and physical setting to both villages and allow views along and across the valley. Development on elevated land or upper valley slopes would be visually prominent and could erode the intimate and secluded character of the valley landscape.
- 1.11 Land closely associated with the Conservation Areas, the River Churn corridor and the historic cores of the villages is also highly sensitive due to the contribution these areas make to the significance, character and appearance of the settlements.
- 1.12 The adjoining High Wold Dip-Slope is sensitive to development because of its open, gently rolling character, extensive intervisibility and strong rural qualities. Development extending onto prominent slopes could interrupt important views and alter the relationship between the settlements and the wider landscape.
- 1.13 Limited opportunities may exist for carefully designed development closely related to the existing built form where proposals conserve the landscape setting, retain the integrity of the River Churn corridor and respect the characteristic landscape structure of the valley and dip slope.

Constraints to be taken into account

- 1.14 The constraints are shown on Figure A2 and are summarised below:
 - Cotswolds National Landscape covering both villages and the surrounding landscape.
 - Baunton and Daglingworth Conservation Areas.
 - Listed buildings and their settings, including the Churches of St Andrew and the Holy Rood.
 - The River Churn corridor and associated floodplain.

Areas where development is not suitable

- 1.15 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:
 - Valley sides surrounding the River Churn which form the essential landscape setting to the settlements and contribute to views into and out of the Conservation Areas.

- Land closely associated with the River Churn, floodplain and historic river corridor.
- Areas immediately adjacent to the historic cores where development would adversely affect the character, appearance and setting of the Conservation Areas and listed buildings.
- Prominent land on the High Wold Dip-Slope that contributes to the wider setting of the settlements and the visual appreciation of the Churn Valley.
- Open countryside that maintains the separate identities of Baunton and Daglingworth and their relationship with the surrounding agricultural landscape.

Areas for environmental improvement

1.16 The following environmental improvements are suggested:

- Enhancement and management of the River Churn corridor and associated riparian habitats.
- Conservation and management of mature trees, woodland and hedgerow networks throughout the valley.
- Reinforcement of traditional dry stone walls and historic field boundaries.
- Additional native tree and hedgerow planting where this would strengthen settlement edges and habitat connectivity without affecting important views.
- Conservation of important views across the Churn Valley and surrounding dip-slope landscape.

Figure A1: Context and Landscape Character Types and Areas

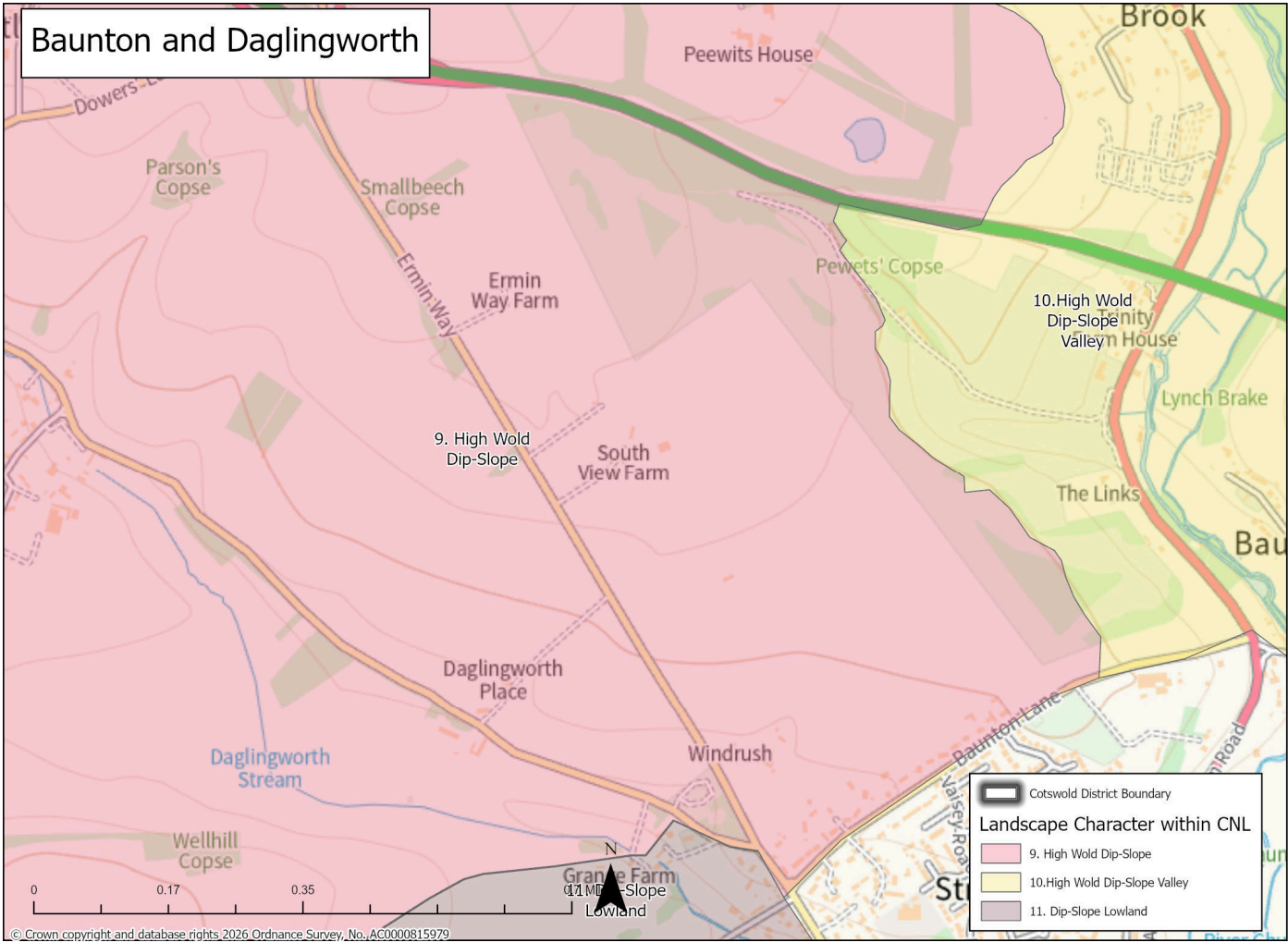


Figure A2: Constraints and Designations

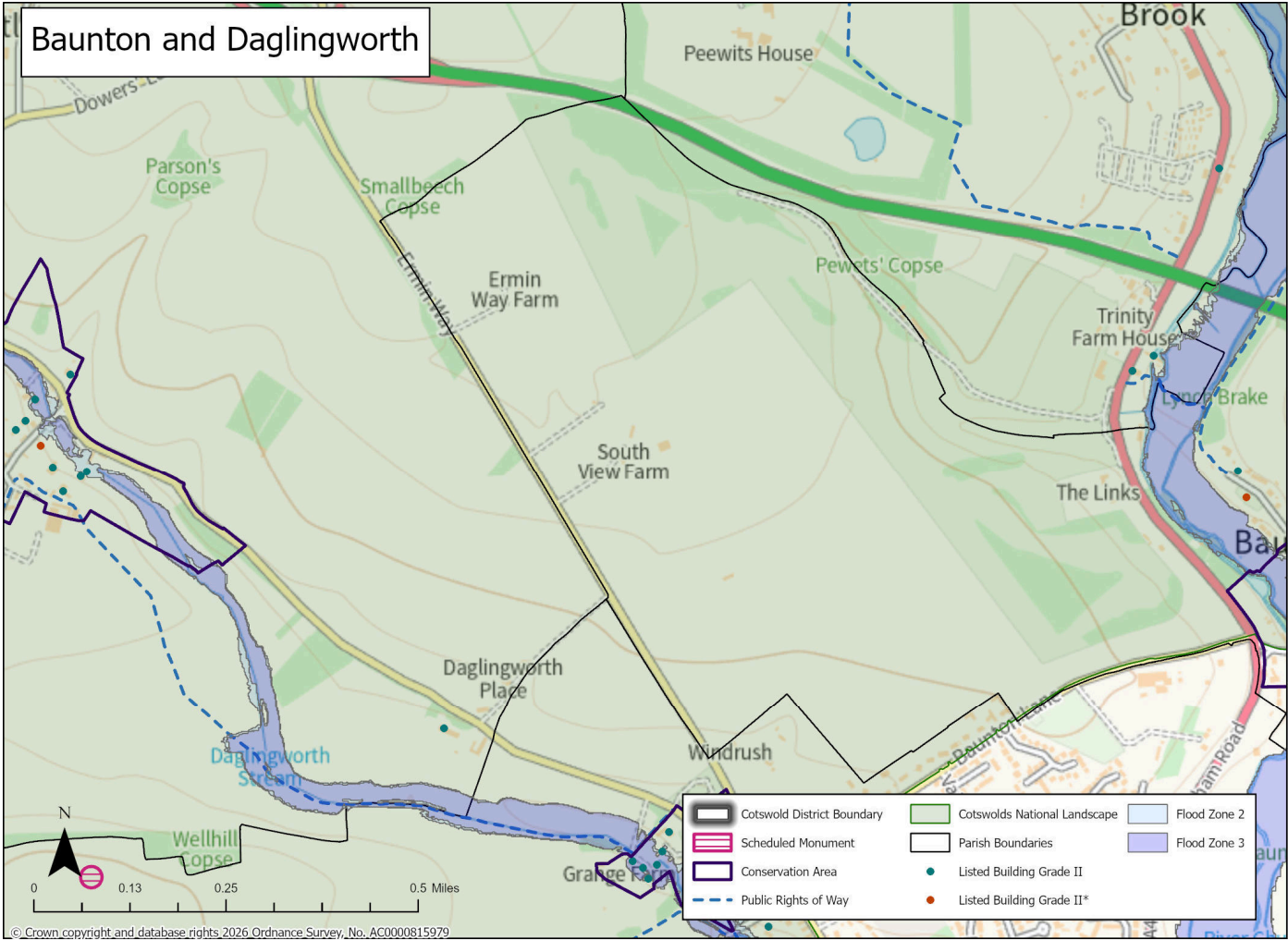
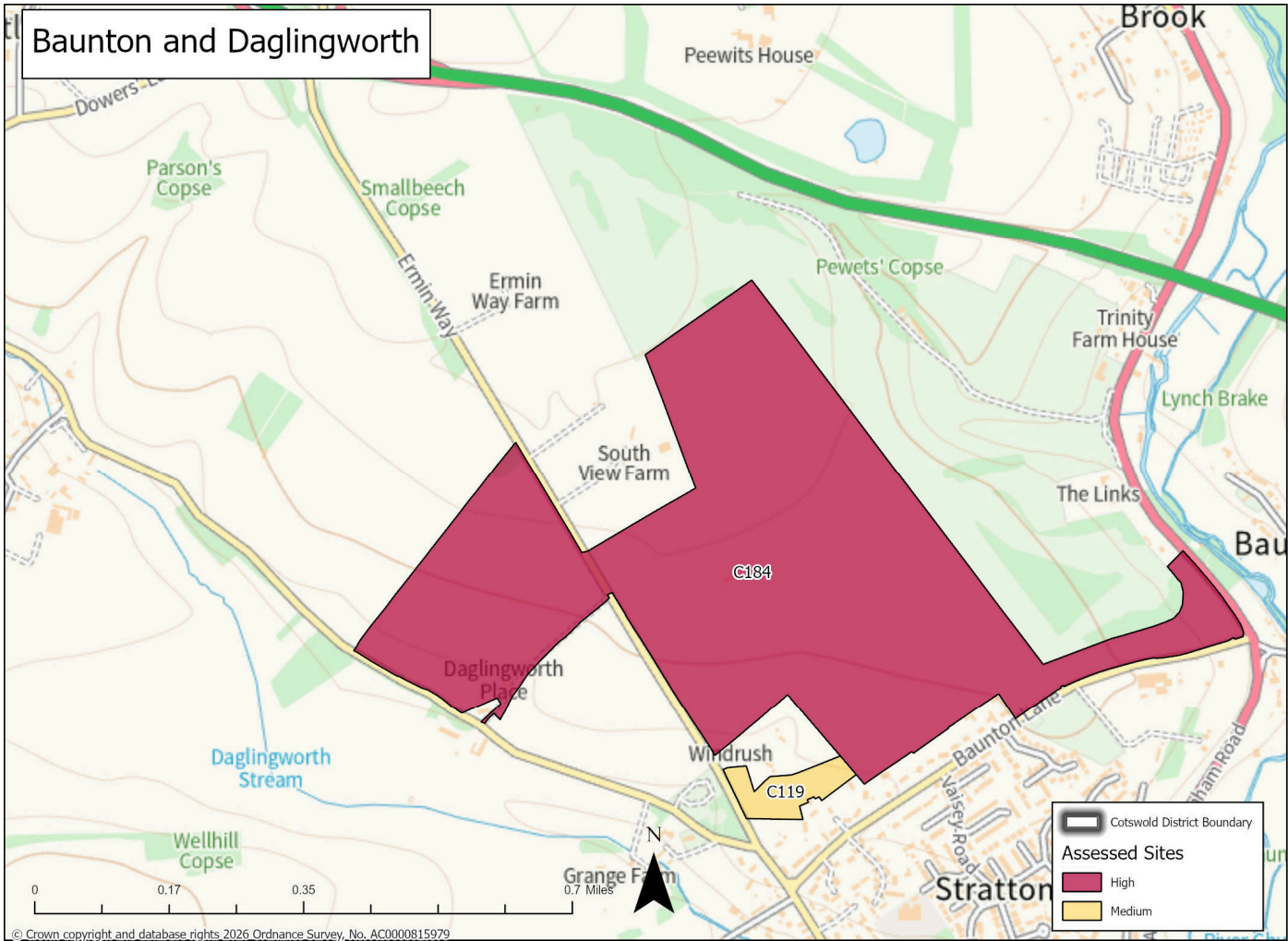


Figure A3: Assessed Sites and Site Sensitivity



Stage 1 Assessments

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

Criteria Category	Indicator	C184
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: C184	Settlement: Baunton and Daglingworth
Description: The site lies to the north of Stratton and south of Baunton, within the Cotswolds National Landscape. It comprises rolling arable farmland forming part of the plateau between Stratton and the upper reaches of the Churn Valley. The site is located beyond the North Cirencester Special Landscape Area and the Stratton Conservation Area, which contains a number of listed buildings. The landscape is characterised by large open arable fields, with a strong hedgerow boundary to the Gloucester Road but fragmented and intermittent hedgerows internally, interspersed with occasional mature trees. Coniferous planting defines the curtilage of an isolated dwelling on the northern boundary. The landform rises gently before falling westwards from the road, with long, open views towards the wider countryside. The wooded horizon to the south-east, combined with distant pylons, forms a characteristic backdrop to views across this part of the High Wold Dip-Slope. There is no public access within the site, although it provides visual amenity for nearby residents and travellers along Gloucester Road. The Cirencester Golf Club lies to the north-east. The site's relationship with the edge of Stratton makes it visually and perceptually connected to the settlement, though it remains part of the open rural setting forming the transition between Stratton and the wider plateau landscape.	
Evaluation:	HIGH SENSITIVITY
Justification: The site occupies an elevated and visually exposed position within the Cotswolds National Landscape, forming part of the High Wold Dip-Slope. Development would extend built form northwards and up the slope from Stratton into the open plateau, appearing incongruous with the established settlement pattern. The large scale of the fields and limited structural vegetation increase susceptibility to change, while the openness and visibility of the site make it sensitive to new built form. The site contributes to several of the special qualities of the Cotswolds National Landscape, notably the open and elevated character of the High Wold landscapes, the long and unbroken rural views, and the sense of tranquillity and natural beauty associated with the gently rolling limestone farmland around Cirencester. These qualities would be diminished by the introduction of large-scale development, which would disrupt the rural skyline, weaken the distinction between Stratton and the wider countryside, and detract from the perception of a coherent, undeveloped plateau landscape.	

Although there is some containment from roadside vegetation and the edge of existing development to the south, the overall character, scale, and exposure of the site give rise to high landscape sensitivity.

Landscape Context:

National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	High Wold Dip-Slope
Landscape Character Area:	LCA 9D – Cotswolds High Wold Dip-Slope
Historic Landscape Character:	Arable fields with hedgerow/tree boundaries, forming part of the agricultural fringe of Stratton

Constraints/Designations:

Landscape: Within the Cotswolds National Landscape; adjacent to North Cirencester Special Landscape Area

Historic: Stratton Conservation Area and associated listed buildings to the south

Biodiversity: Hedgerows and scattered trees provide some ecological value

Other (floodplain, PRoWS): No PRoWs within site; outside Flood Zones 2 and 3

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 06 – Bibury



COTSWOLD
District Council

Settlement character

- 1.1 Bibury is a small village nestled either side of the valley of the River Coln, 12km north east from Cirencester with the main road through the village being the Cirencester to Burford Road B4425. It's the most well-known village in the district.
- 1.2 Over time, Bibury Proper and Arlington have gradually merged. The close-knit arrangement of cottages and the linear development along the River Coln have physically and visually unified the two areas, creating a cohesive village character within the Coln Valley.
- 1.3 The older of the two settlements, Bibury, has development clustered around the Parish Church of St Mary and The Square. William Morris advertised Bibury in the 1870s calling it 'surely the most beautiful village in England'.

Landscape character

- 1.4 The settlements are within the Cotswolds National Character Area 107. Bibury and Arlington lie within the Cotswolds National Landscape with the settlement encompassing the distinctive oolitic limestone landscape of the Cotswolds, which stretches from Dorset to Lincolnshire.
- 1.5 The settlement's landscape setting is discrete and secluded with a gentle undulating and open plateau dissected by the valley of the River Coln. Roads are enclosed by high retaining walls, buildings and banks with overhanging large tree canopies.

Relationship of the settlement with the surrounding landscape

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

Positive

- The villages have a strong relationship with the River Coln, with the watercourse forming the defining feature around which the historic settlement has developed. The river corridor, associated water meadows, stone bridges and mature vegetation create a highly distinctive and picturesque landscape setting.
- The close-knit arrangement of traditional limestone cottages, walls and buildings, particularly around Arlington Row, The Square and St Mary's Church, is strongly integrated with the valley landscape and contributes to the exceptional scenic quality and sense of place of the settlement.

- The enclosing valley sides and gently rising surrounding landform provide an intimate and secluded setting to the village, with views generally contained within the valley corridor. Mature trees, hedgerows and vegetation reinforce this enclosed character and soften the transition between built form and countryside.
- The historic relationship between Bibury Proper and Arlington remains legible through the linear settlement pattern following the valley floor and river corridor.

Negative

- The B4425 corridor introduces traffic movement, signage and parked vehicles into the historic village core, which can detract from the otherwise tranquil and rural character of the settlement.
- Some modern development and associated domestic features on the edges of the village appear less well integrated with the traditional built form and landscape character of the settlement.
- In places, the pressure associated with tourism, parking and highway infrastructure introduces urbanising influences which can erode the intimate rural character of the valley landscape.

Landscape sensitivity considerations

- 1.7 Bibury Parish is highly sensitive to change due to the exceptional quality of its historic and landscape setting within the River Coln valley and the Cotswolds National Landscape. The strong relationship between the settlement, the river corridor and the enclosing valley sides forms an essential component of the village's character and scenic value.
- 1.8 The valley sides surrounding the settlement are particularly sensitive as they provide the visual and physical setting to the village and allow views across and along the valley. Development on elevated land or upper valley slopes would be visually prominent and would risk eroding the contained and secluded character of the settlement.
- 1.9 Land closely associated with the Conservation Area, the river corridor and the historic core of the village is also highly sensitive due to the contribution these areas make to the significance, character and appearance of Bibury and Arlington.

- 1.10 Areas of flatter land at the edge of the existing settlement framework may have slightly greater capacity to accommodate limited change where this can be achieved without harming the rural character of the valley, the setting of heritage assets or the visual relationship between the settlement and surrounding landscape.

Constraints to be taken into account

- 1.11 The constraints are shown on Figure A2 and are summarised below:
- Cotswolds National Landscape covering the village and surrounding landscape
 - Bibury Conservation Area
 - Listed buildings and their settings, including Arlington Row and the Church of St Mary
 - The River Coln corridor and associated floodplain areas
 - Important mature trees, vegetation and river corridor landscape features
 - Sensitive valley slopes and elevated land surrounding the settlement
 - The strong historic relationship between the village and surrounding agricultural landscape

Areas where development is not suitable

- 1.12 Areas where development is not considered to be suitable in accordance with the criteria set out in Section 2.0 are as follows:
- Valley slopes surrounding the settlement which form the essential landscape setting to the village and contribute to views into and out of the Conservation Area.
 - Land closely associated with the River Coln, water meadows and historic river corridor.
 - Areas immediately adjacent to the historic core of Bibury where development would adversely affect the character, appearance and setting of the Conservation Area and listed buildings.
 - Open areas which contribute to the separation, rural setting and visual appreciation of the settlement within the valley landscape.

Areas for environmental improvement

- 1.13 The following environmental improvements are suggested:
- Enhancement and management of riverside vegetation and mature tree cover along the River Coln corridor.

- Reduction and rationalisation of visually intrusive highway features, signage and parking areas within the historic village core where practicable.
- Reinforcement of traditional limestone boundary walls, native hedgerows and characteristic landscape features at settlement edges.
- Additional tree planting and landscape enhancement along approaches to the village where this would strengthen the transition between settlement and countryside whilst respecting important views and the open character of the valley.

Figure A1: Context and Landscape Character Types and Areas

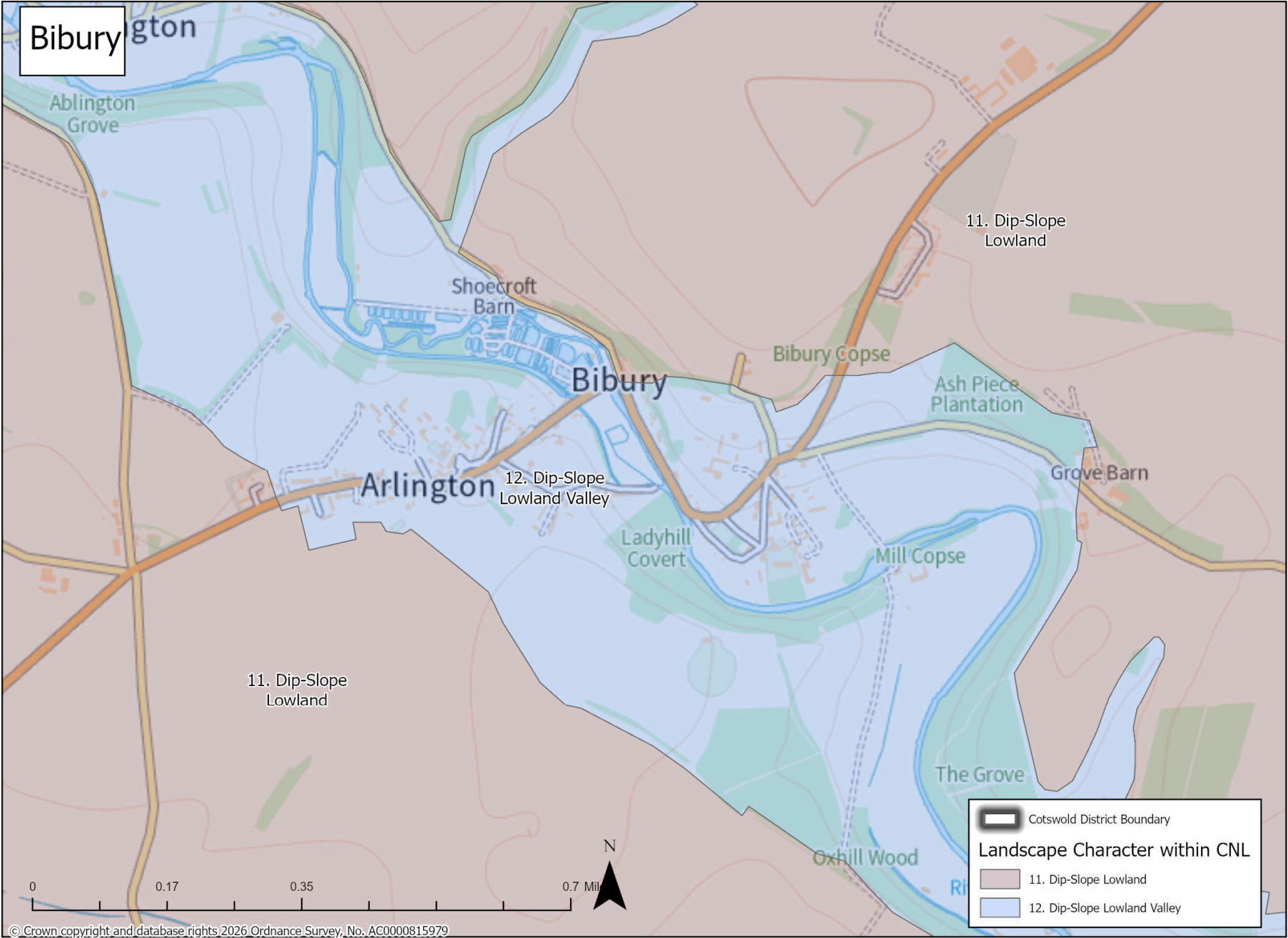


Figure A2: Constraints and Designations

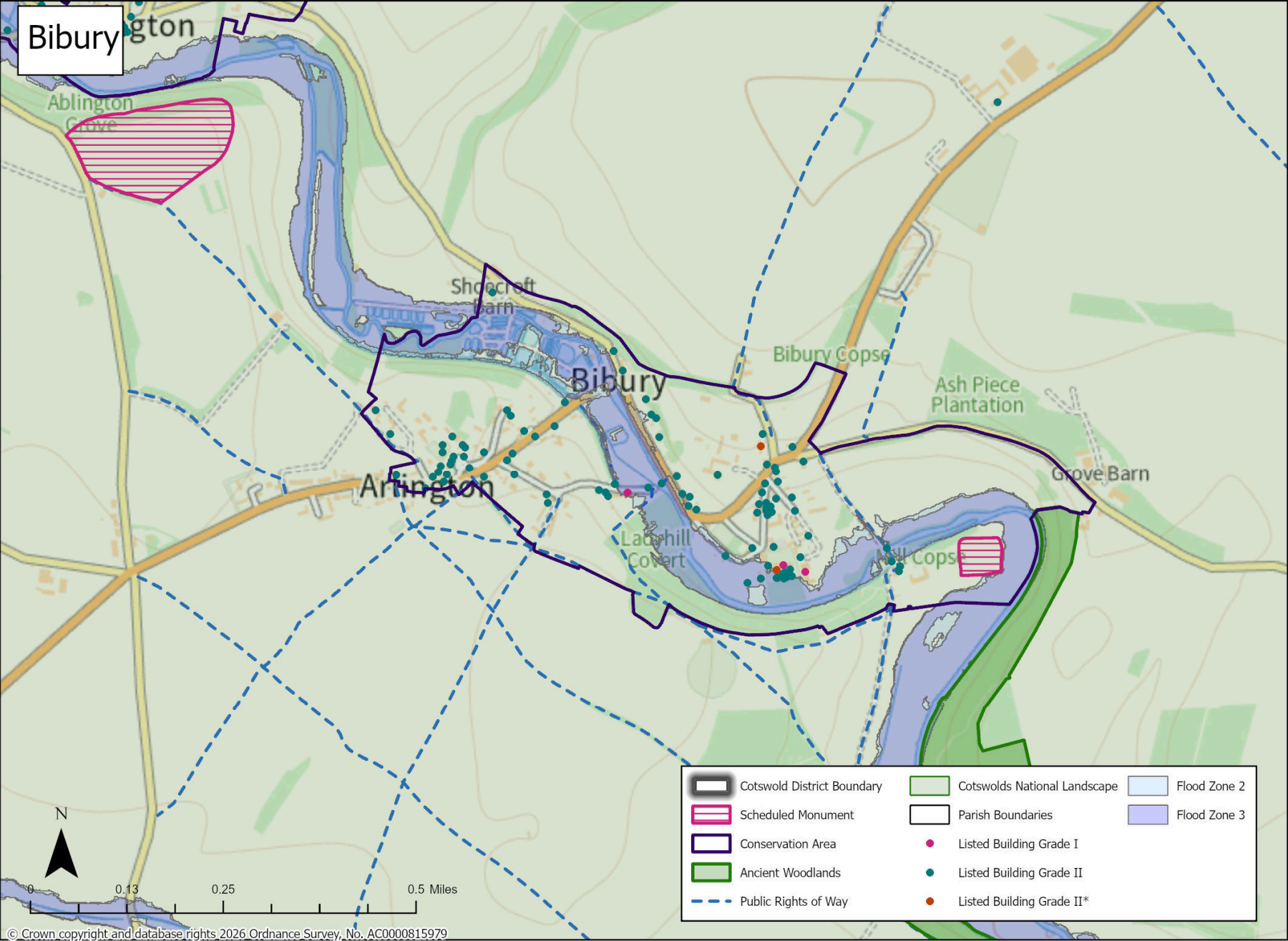
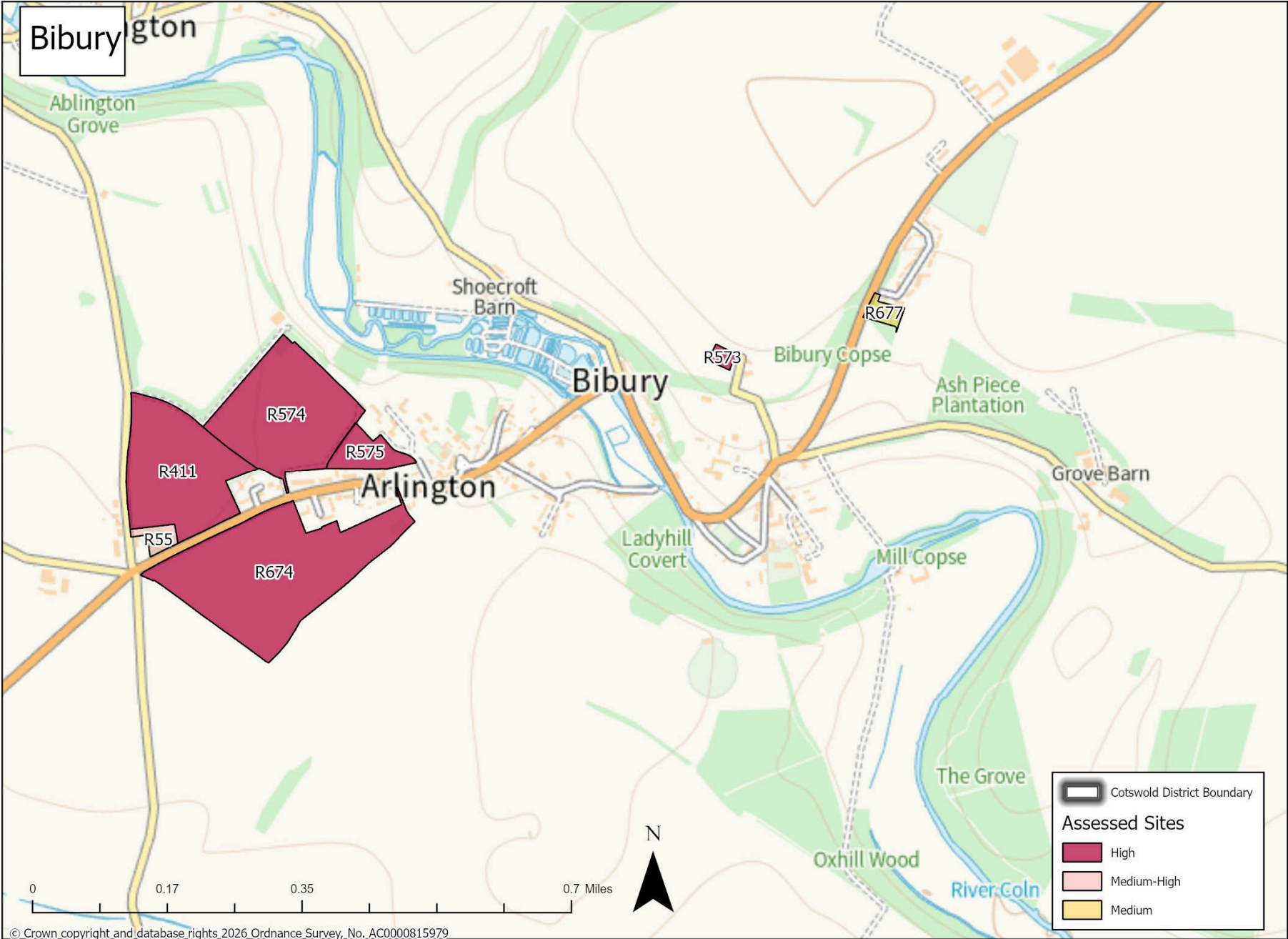


Figure A3: Assessed Sites and Site Sensitivity



Stage 1 Assessments

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

Criteria Category	Indicator	R55	R411	R573	R574	R575	R674	R677
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	
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Stage 2 Assessments

Site Reference: R55		Settlement: Bibury	
Description:			
The site lies beyond the main settlement boundary of Bibury, positioned at Arlington Pike, adjacent to a short row of existing residential properties. It comprises a heavily vegetated parcel with dense mixed tree and shrub cover (both deciduous and evergreen) that largely encloses the single dwelling within. The site appears as a wooded pocket within the rural landscape, contrasting with the more open fields and lanes that characterise the approach to Bibury. Vegetation strongly limits visibility, although the presence of nearby dwellings to the west and along the lane introduces a semi-developed context. The site lies within the Cotswolds National Landscape, where wooded enclosures, vernacular architecture, and the interplay between settlement and landscape pattern form part of its special qualities of scenic beauty, time-depth, and rural tranquillity.			
Evaluation:		MEDIUM-HIGH SENSITIVITY	
Justification: Although relatively small and contained, the site’s strong vegetated character and position opposite a modest residential cluster make it particularly sensitive to change. Development would represent a noticeable intensification of built form in a peripheral rural location, eroding the wooded fringe and further suburbanising the approach to Bibury. The site contributes positively to the natural and wooded character of the Cotswolds National Landscape, supporting its special qualities of tranquillity, enclosure, and settlement containment within a scenic valley setting. While its historic associations are limited, the site’s naturalistic qualities and role in reinforcing Bibury’s landscape setting increase its susceptibility to change. Overall sensitivity is judged Medium-High, reflecting the balance between visual containment by vegetation and the potential erosion of character that contributes to the Cotswolds National Landscape’s special qualities.			
Landscape Context:			
National Character Area:		NCA 107 – Cotswolds	
Landscape Character Type:		Dip-Slope Lowland LCT	
Landscape Character Area:		11A South and Mid Cotswolds Lowlands	
Historic Landscape Character:		Small enclosed plots and woodland on the edge of historic rural lanes beyond the Bibury Conservation Area.	

Constraints/Designations:

Landscape: Cotswolds National Landscape

Historic: Bibury Conservation Area lies within the main settlement; listed buildings concentrated in core village, not immediately adjoining.

Biodiversity: No designation, though dense vegetation provides potential habitat for bats, birds, and other species.

Other (floodplain, PRowS): Local lanes afford filtered views; nearest PRowS connect into the Coln Valley around Bibury but do not cross the site.

Site Reference: R677		Settlement: Bibury	
Description: The site is located to the east of the B4425 and south of Aldsworth Road, forming a contained parcel of land on the edge of a small residential cul-de-sac to the north-east of Bibury. It is enclosed by semi-mature trees along its boundaries, with additional trees scattered within the site, giving it a wooded and enclosed character. Evidence suggests the site may have historically been allotments, with signs of recent tree clearance altering its enclosure. The land slopes gently eastwards and is closely associated with the adjacent residential area to the north, while remaining physically separated from the main village core and the Bibury Conservation Area. PRow Footpath 22 runs along the eastern boundary, providing recreational access and filtered views into the site through boundary vegetation. The site lies within the Dip-Slope Lowland Landscape Character Type and forms part of the wider rural setting to the settlement edge. The site falls within the Cotswolds National Landscape, where the wooded field pattern, gently sloping limestone dip-slopes, and tranquil rural character are identified as key special qualities.			
Evaluation:		MEDIUM SENSITIVITY	
Justification: R677 is assessed as having Medium sensitivity, reflecting the balance between its strong natural enclosure and its relationship with existing development. The site’s wooded character, boundary trees, and association with PRow Footpath 22 contribute to local landscape quality and to the special qualities of the Cotswolds National Landscape, particularly tranquillity, wooded field patterns, and rural settlement edges. While the site is visually contained and closely linked to the adjacent cul-de-sac, it remains detached from the main settlement and plays a role in maintaining separation between built form and the wider countryside. Development would risk eroding this wooded fringe character and incrementally extending development eastwards. Taken together, the site’s natural character, recreational sensitivity, and settlement-edge role support an overall judgement of Medium landscape sensitivity.			
Landscape Context:			
National Character Area:		NCA 107 – Cotswolds	
Landscape Character Type:		Dip-Slope Lowland	
Landscape Character Area:		LCA 11A South and Mid Cotswolds Lowlands	
Historic Landscape Character:		A3 - Former unenclosed cultivation - now enclosed	

Constraints/Designations:

Landscape: Cotswolds National Landscape

Historic: Separated from Bibury Conservation Area, no listed buildings nearby

Biodiversity: Semi-mature trees and potential former woodland habitat

Other (floodplain, PRowS): PRow Footpath 22 along eastern boundary. No flood zone constraints

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 07 – Bledington



COTSWOLD
District Council

Settlement character

- 1.1 Bledington is a small rural village located approximately 6km south-east of Stow-on-the-Wold. The settlement has a compact but irregular form, reflecting its historic evolution around a network of rural lanes and the Bledington Brook.
- 1.2 The village is characterised by its historic core, comprising traditional Cotswold limestone cottages, farmsteads and vernacular buildings interspersed with more recent residential development. The Grade I listed Church of St Leonard, village green and Bledington Brook form the focal point of the settlement and contribute significantly to its distinct rural character and sense of place.
- 1.3 Much of Bledington is designated as a Conservation Area. Mature trees, hedgerows, Bledington Brook and surrounding pasture provide a strong landscape framework that integrates the settlement into the wider countryside. The compact form of the village and its well-defined edges maintain a clear distinction between the built environment and the surrounding agricultural landscape, contributing to the scenic quality of the Cotswolds National Landscape.

Landscape character

- 1.4 Bledington lies within the Cotswolds National Landscape, the Pastoral Lowland Vale Landscape Character Type, and Landscape Character Area 17B: Vale of Moreton. The landscape is characterised by a gently undulating lowland vale with a predominantly pastoral character, providing an important transition between the higher Cotswold landscape and the surrounding lowlands.
- 1.5 The Vale of Moreton comprises a mosaic of permanent pasture, improved grassland and smaller areas of arable cultivation enclosed by a well-maintained network of native hedgerows with frequent mature hedgerow trees. Bledington Brook and its tributaries form a distinctive corridor of riparian vegetation, whilst scattered woodland copses, tree belts and mature field trees contribute to a well-wooded landscape structure. The rolling landform and extensive vegetation create a relatively intimate landscape, with occasional longer views across the vale.
- 1.6 Bledington is closely integrated with this landscape. The settlement is contained by Bledington Brook, mature vegetation, hedgerows and surrounding pasture, which provide a strong landscape framework and reinforce the transition between the village and the wider countryside. The historic relationship between the settlement, watercourse and agricultural

landscape remains readily apparent and makes an important contribution to the character, scenic quality and natural beauty of the Cotswolds National Landscape.

Relationship of the settlement with the surrounding landscape

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

Positive:

- Bledington Brook, its associated trees and open spaces form an attractive landscape corridor through the centre of the village and contribute significantly to its character.
- The surrounding pasture and gently undulating vale provide an attractive rural setting and reinforce the village's compact form.
- Mature hedgerows, hedgerow trees and woodland belts integrate the settlement into the surrounding landscape and soften views of the built form.
- The Conservation Area and historic core have a strong relationship with the surrounding agricultural landscape, contributing positively to the scenic quality of the Cotswolds National Landscape.
- The village retains a clear distinction from neighbouring settlements, with the surrounding farmland maintaining its individual identity.

Negative:

- Modern suburban boundary treatments and ornamental planting have introduced localised urbanising influences around parts of the settlement edge.
- Agricultural buildings and associated infrastructure on the edge of the village are locally prominent in views from the surrounding countryside.

Landscape sensitivity considerations

- 1.8 The pastoral landscape surrounding Bledington forms an essential part of the village's setting and contributes significantly to the scenic quality and natural beauty of the Cotswolds National Landscape. The brook corridor, mature vegetation and surrounding pasture create a strong landscape framework that defines the settlement and reinforces its rural character.
- 1.9 The Conservation Area, the setting of the Grade I listed Church of St Leonard and the landscape associated with Bledington Brook are particularly sensitive to change. Open pasture surrounding the settlement also plays an important

role in maintaining the village's compact form and separation from neighbouring settlements. Development extending into these areas would be likely to erode the rural setting of the village and weaken its relationship with the surrounding landscape. Opportunities for development are therefore likely to be limited to areas well related to the existing built form that can be accommodated without adversely affecting the landscape framework, important views or the character of the National Landscape.

Constraints to be taken into account

1.10 The constraints are shown on Figure B2 and are summarised below:

- National Landscape covering all of village and surrounding landscape
- Bledington Conservation Area.
- Listed buildings and their settings, including the Grade I listed Church of St Leonard.
- Bledington Brook

Areas where development is not suitable

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

- Areas adjoining the Conservation Area where development would adversely affect its rural setting and historic character.
- Land associated with Bledington Brook and its floodplain.
- Prominent areas on the settlement edge that would extend development into the wider pastoral landscape and adversely affect the character of the Cotswolds National Landscape.

Suggested environmental improvements

1.12 The following environmental improvements are suggested:

- Reinforcement and restoration of native hedgerows and hedgerow trees around the settlement.
- Enhancement of the Bledington Brook corridor through habitat creation and improved riparian management.
- Conservation and management of mature trees that contribute to the setting of the village.
- Replacement of inappropriate suburban boundary treatments with locally distinctive walls, hedgerows or estate boundaries where opportunities arise.

Figure B1: Context and Landscape Character Types and Areas



Figure B2: Constraints and Designations

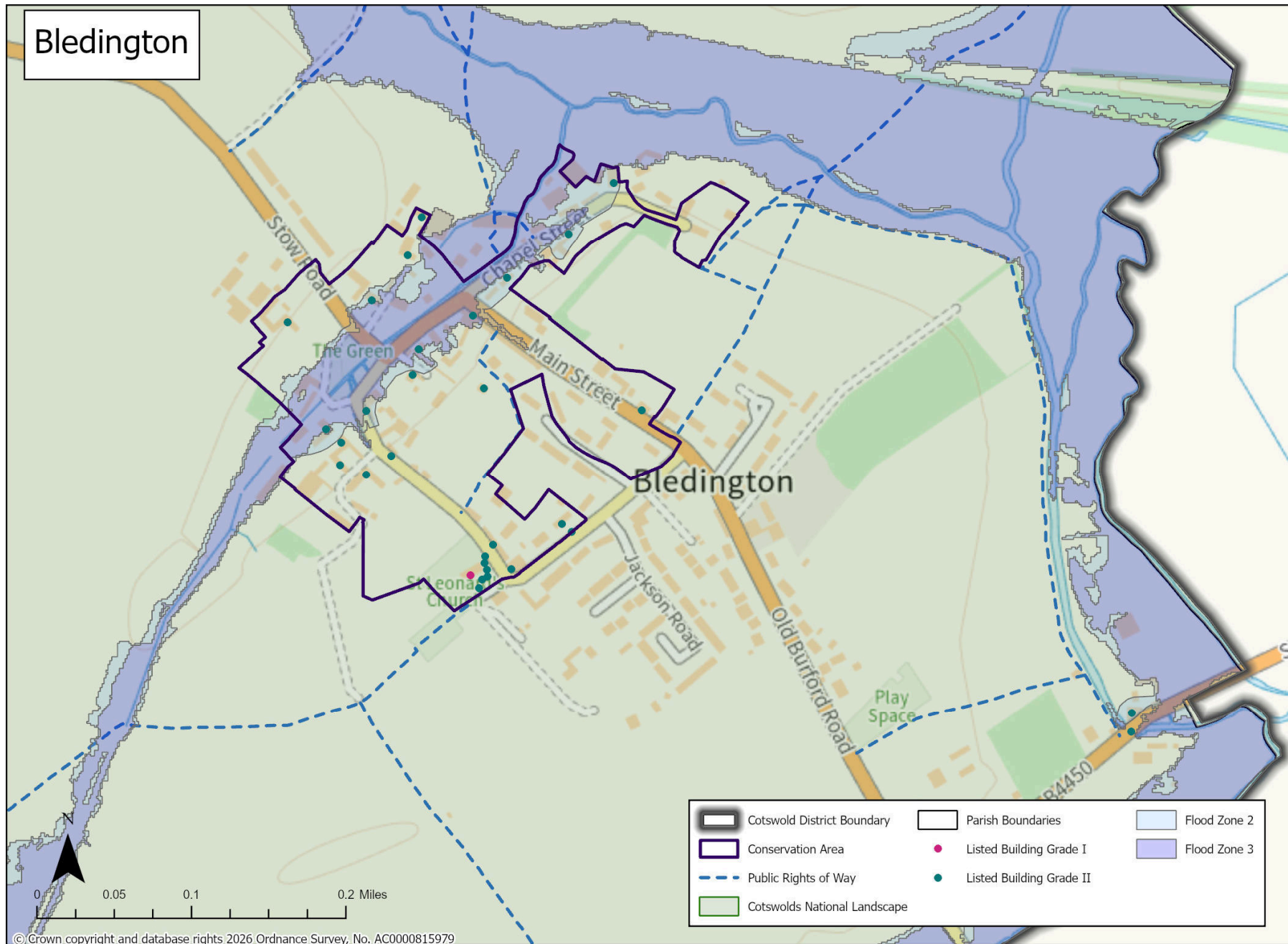
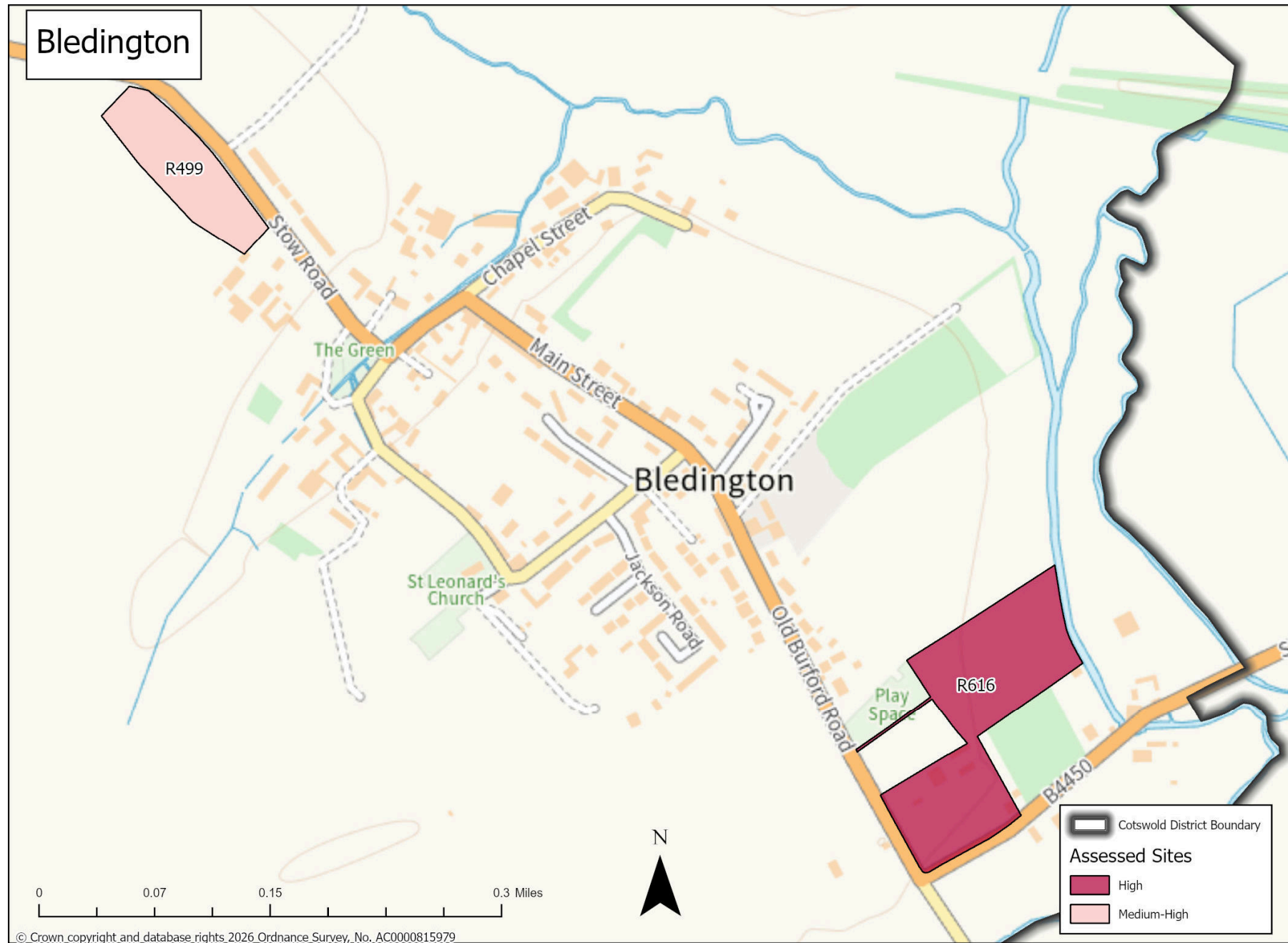


Figure B3: Assessed Sites and Site Sensitivity



Stage 1 Assessments

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

Criteria Category	Indicator	B499	B616
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

Stage 2 Assessments

Site Reference: R499		Settlement: Bledington	
Description:			
The site lies on the southern side of the B4450 on the approach to Bledington. It comprises generally flat pastoral land, contained by mature hedgerows and trees, particularly along the roadside, which provide strong screening and limit visibility into the parcel. As a result, the site is not readily visible from public roads, with views restricted to filtered glimpses through vegetation.			
Opposite the site, on the far side of the B4450, a Byway Open to All Traffic (BOAT 27) leads north-east, forming part of the local rights of way network. The site contributes to the rural setting of the settlement edge, reinforcing the transition between the village and the surrounding countryside. It lies within the Cotswolds National Landscape, where enclosed fields, hedgerows, and the intimate relationship between settlement and farmland form part of its special qualities.			
Evaluation:		MEDIUM-HIGH SENSITIVITY	
Justification:			
The site is judged to be of medium–high sensitivity due to its contribution to the rural setting of Bledington and the presence of surviving ridge and furrow, which reflect historic agricultural land use and increase historic landscape value. Mature, vegetated boundaries reinforce the village edge and provide visual and ecological benefits, while the flat landform and enclosure limit wider visibility, resulting in mainly localised effects.			
Development would diminish the site’s role as a buffer between the village and open countryside. Overall, the combination of historic features, rural character, and the sites edge of settlement location increases sensitivity within the Cotswolds National Landscape.			
Landscape Context:			
National Character Area:		NCA 107 – Cotswolds	
Landscape Character Type:		Pastoral Lowland Vale LCT	
Landscape Character Area:		17B Vale of Moreton	
Historic Landscape Character:		Pastoral enclosures with mature hedgerows forming a traditional settlement fringe.	
Constraints/Designations:			
Landscape: Cotswolds National Landscape			
Historic: No direct designations within site; Bledington Conservation Area lies within the main village core to the north-east.			
Biodiversity: Priority Habitat: Traditional Orchard. Also, mature hedgerows and trees provide potential habitat for bats, birds, and other species.			
Other (floodplain, PRoWS): BOAT 27 runs north-east from the opposite side of the B4450, affording occasional filtered views; site itself has no public access.			

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 08 – Blockley



COTSWOLD
District Council

Settlement character

- 1.1 Blockley is a large village lying at the mouth of a narrow valley 4km south of Chipping Campden. It lies on the B4479 1.5km north of the main A44 (see Figure B1).
- 1.2 The village was built primarily in the 18th and 19th centuries when it was a centre for silk mills which were reliant on the pure waters from the Blockley Brook which rises to the south in the Dovedale Plantation. The original core of the village is around and west of the church of St Peter and St Paul. Historical expansion occurred in three areas:
 - South down the tightly packed High Street which terminates towards Dovedale End in the rapidly narrowing valley below Dovedale Plantation.
 - North to the 'village green' of Churchill Gardens, St George's Terrace and along Park Road with its distinctive terrace and linear form
 - Around Blockley Brook including the mills and houses on Lower Road, School Lane and Station Road.
- 1.3 The resultant built heritage is significant, as recognised by a large conservation area designation and the number of listed buildings (see Figure B2). Cotswold stone is used in most buildings.
- 1.4 20th century expansion includes a public housing estate on Springfield north of Station Road and minor ribbon development up the western valley side on Greenway Road. Unfortunately, this development does not enhance the character of the village as a whole. Sheaf House Farm provides a rather degraded introduction to the Draycott Road end of the village.
- 1.5 The village pattern is distinctive and constrained by topography. The High Street is a cul de sac and its related buildings occupy one side of the Blockley Brook valley. The other side remains as pasture, woodland and extensions to gardens. As the valley broadens to the north, the village also expands but the majority of development remains to the west of the brook.
- 1.6 In terms of circulation, Churchill Gardens is probably the most busy area and forms an important focal open space functioning as a village green.
- 1.7 The Park Road terraces are a surprising linear extension to the village halfway up the valley side but they have a pleasing integrity which discourages further addition or alteration to their setting.

- 1.8 The Council have prepared a Conservation Area statement which describes the village in detail.

Landscape character

- 1.9 Blockley lies in the Cotswolds National Character Area, 107. The majority of the village is set within the Pastoral Lowland Vale landscape type and its Landscape Character Area, the 'Vale of Moreton'. However, the rising slopes to the south, west and east are within the Farmed Slopes landscape type and the Vale of Moreton Farmed Slopes LCA.
- 1.10 The topography appears typical of the character of the area with small narrow deeply incised valleys [around 150m AOD] between the broad plateau tops of the Cotswolds limestone dip slope which reach around 250m AOD. The valley has an enclosed, intimate character with woodland on steep slopes and a narrow watercourse to the south but broadens out to the north towards the boulder clay vale around Paxford. The upper valley sides are convex and consist of open mixed arable and pastoral farming, well-trimmed hedges and blocks and strips of woodland. Skyline beech trees lie on the crest of Batsford Hill. Pasture with hedges about the village. The land is all Grade 3 agricultural land.
- 1.11 Long views are possible across the valley and to the north, but it is only as one nears the village and the slope steepens that the village itself is visible from the valley sides. Possibly the best view of the village is from the B4479 where it meets Donkey Lane to the south. Here, the church and manor house are seen with surrounding honey coloured stone housing and trees nestling into the valley side – an exemplary Cotswold view.
- 1.12 The steep eastern valley side is visible in glimpses from the High Street and forms a valuable setting to the settlement and is rightly included in the conservation area. However, the gently sloping valley sides further east and north also provide an important setting to the conservation area for views both in and out. Equally, the fields on both sides of Park Road form an important setting for the stone terraces.

Relationship of the settlement with the surrounding landscape

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

Positive:

- Both the steep lower and gentle upper valley sides around the Conservation Area form a superb setting for the picturesque village.
- Very little development is located on the eastern side of Blockley Brook which has a special relationship with the mill and related buildings [now converted] along it.
- The central space of Churchill Gardens is a distinctive and valuable space within an otherwise constrained village.

Negative:

- The Springfield estate has a homogenous, monotonous suburban edge which does not complement the village or landscape.
- The minor ribbon development up the western valley side on Greenway Road does not enhance the character of the village as a whole and pushes the settlement out into the wider 'farmed slopes' landscape.
- Sheaf House Farm's environs provide a slightly detractive introduction to the settlement from the north east.

Landscape sensitivity considerations

- 1.14 The landscape is typical of a constrained valley in the folds of the hill slopes in the National Landscape and provides a positive backcloth around the village.
- 1.15 Cross valley views are possible on the upper valley sides which makes development here unsuitable. Areas adjacent to the Conservation Area are also very sensitive. Areas within the built framework of the village itself and at lower levels to the north adjacent to the less sensitive parts of the village have a greater potential for development.

Constraints to be taken into account

- 1.16 The constraints are shown on Figure B2 and are summarised below:
- National Landscape covering all of village and surrounding landscape
 - Conservation Area
 - Listed buildings and their settings
 - The floodplain of the brook

Areas where development is not suitable

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

- Valley slopes adjacent to the Conservation Area both above and below which act as an essential setting to the village.
- Churchill Gardens which is an essential element in the village pattern and character

Suggested environmental improvements

1.18 The following environmental improvements are suggested:

- Screening tree planting adjacent to Springfield housing estate [which may be in conflict with the use of the area as allotments].
- Avenue tree planting along Station Road.

Figure B1: Context and Landscape Character Types and Areas

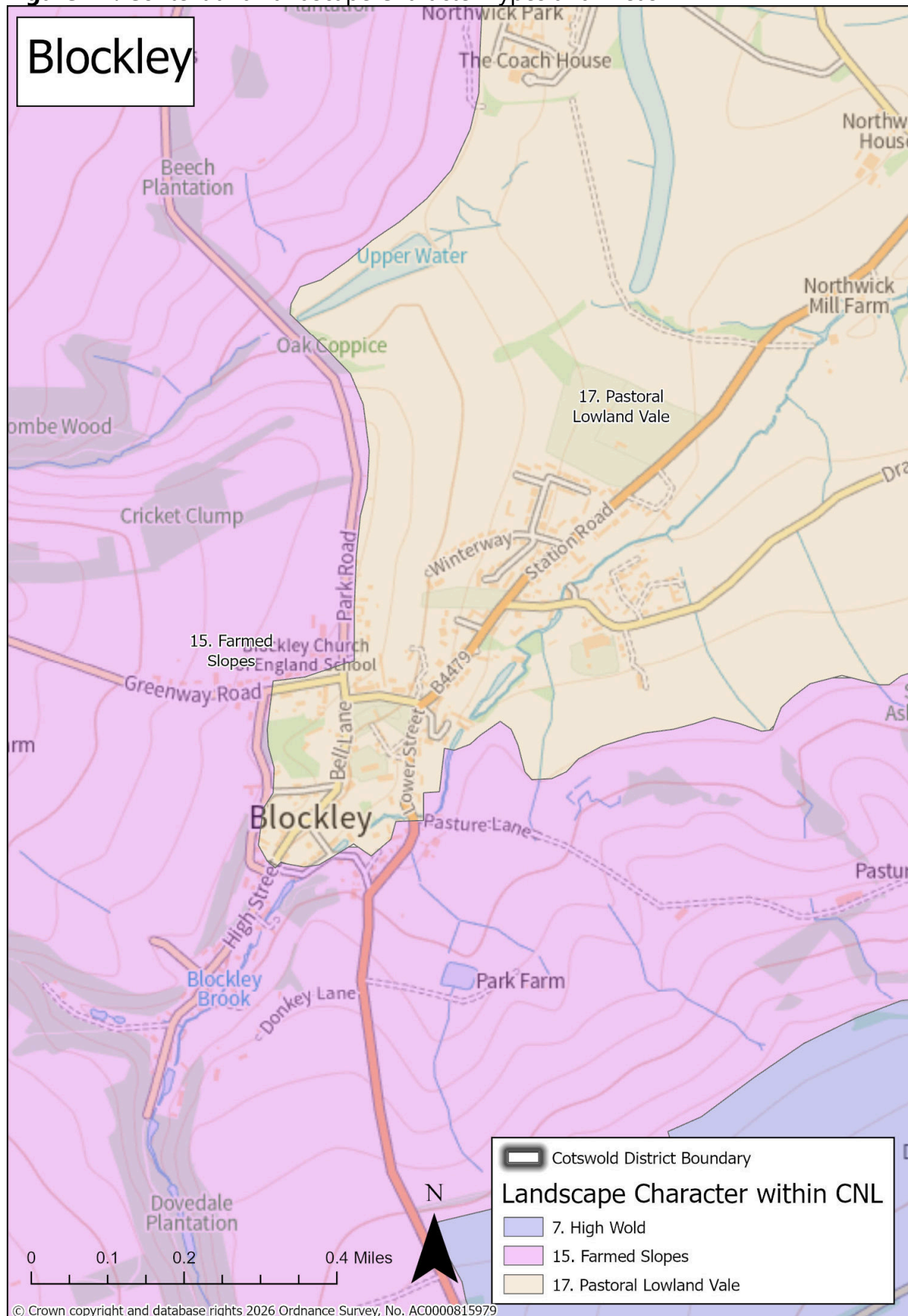


Figure B2: Constraints and Designations

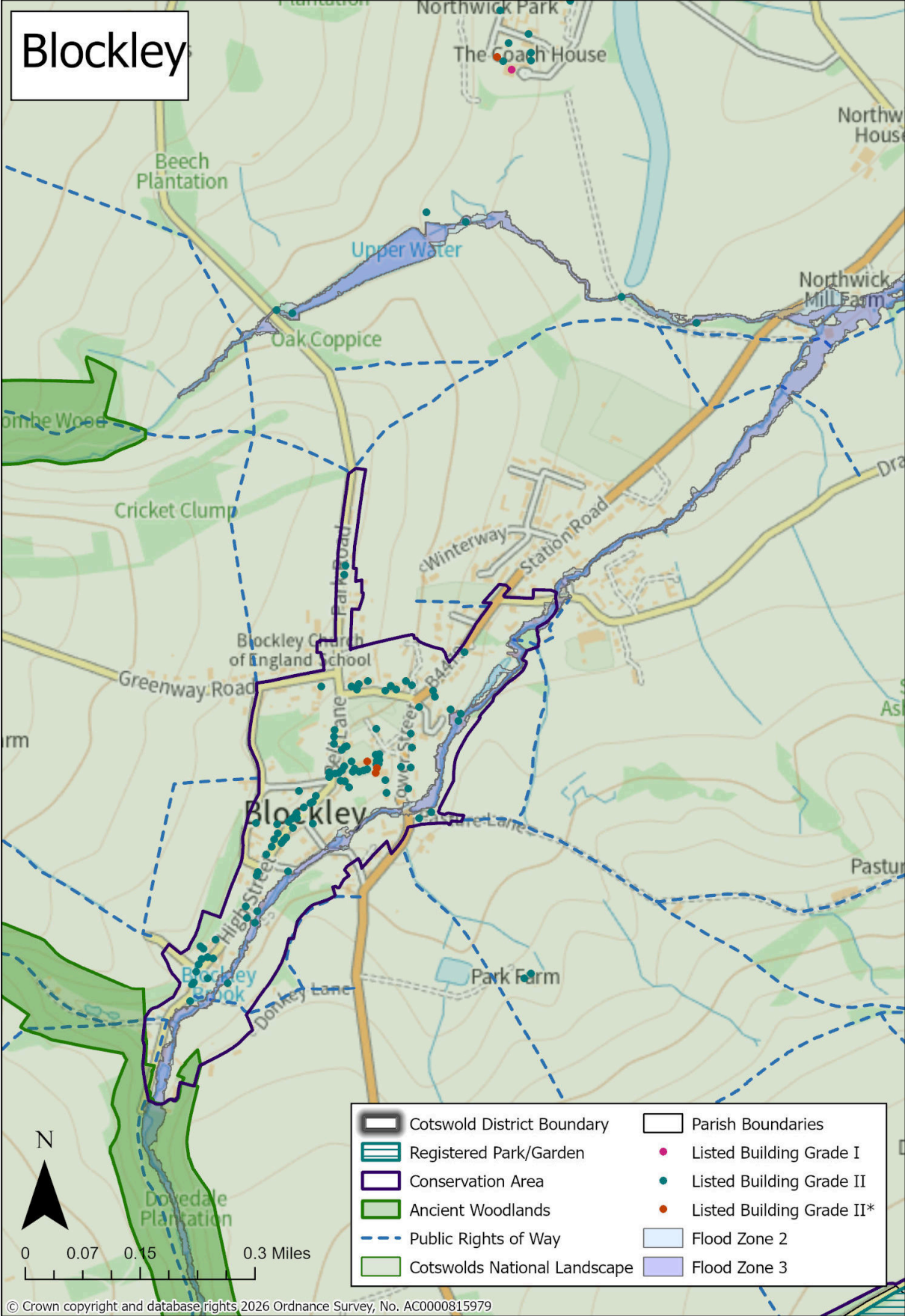
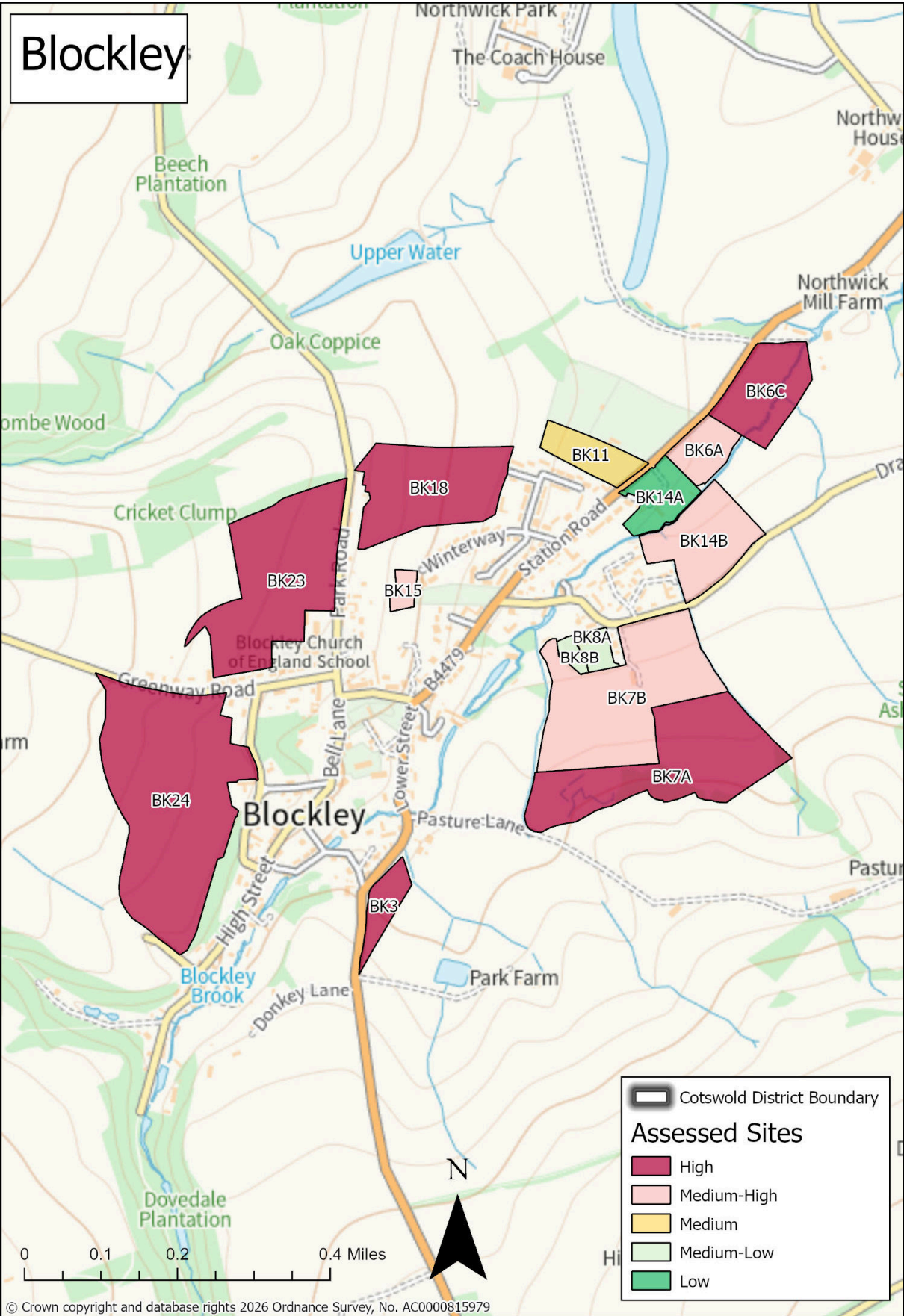


Figure B3: Assessed Sites and Site Sensitivity



Stage 1 Assessments

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

Criteria Category	Indicator	BK3	BK6A	BK6C	BK7A	BK7B	BK8A	BK8B	BK11	BK14A	BK14B	BK15	BK16	BK18	BK19	BK20	BK23	BK24
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	D
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Stage 2 Assessments

Site Reference: BK3		Settlement: Blockley	
Description:			
The site is located on the south-eastern edge of Blockley, positioned to the east of the B4479 and School Lane. It forms part of a larger arable field that is generally flat with a gentle rise south towards a small woodland block on the southern boundary. The western boundary is defined by vegetation along the roadside, with existing dwellings beyond, while the northern boundary is adjoined by the Heart of England Way, a long-distance path providing a clear recreational interface. The eastern edge is bordered by an unmanaged grass verge and derelict built structure, providing a visibly open boundary that reinforces the transition between the settlement and wider countryside. The parcel is well contained on its western side but more open to the east, with mature but ageing trees and hedgerows contributing to enclosure and structure. The site lies within the Cotswolds National Landscape, where elevated farmland, hedged fields, and well-defined settlement edges form part of its special qualities of scenic beauty and rural tranquillity.			
Evaluation:		HIGH SENSITIVITY	
Justification:			
The site has elevated sensitivity due to its transitional location and its visibility from the Heart of England Way, which runs directly along the northern boundary. Development would consolidate the settlement edge but extend built form eastwards into open countryside, diminishing the rural setting and recreational experience along this nationally recognised trail. Although the landform is gently sloping and not visually prominent, the scale of the field and its openness to the east increase susceptibility to change. The mature boundary vegetation provides some containment, but this would not prevent development from altering the character of the settlement edge or the visual approach to Blockley. The site forms part of the Cotswolds National Landscape, contributing to its special qualities of tranquillity, scenic quality and settlement containment. On balance, the site is judged to have High sensitivity, reflecting its role in the rural setting of Blockley.			
Landscape Context:			
National Character Area:		NCA 107 – Cotswolds	
Landscape Character Type:		Farmed Slopes LCT	
Landscape Character Area:		Blockley Vale / Cotswold High Wold Fringe	
Historic Landscape Character:		Traditional arable fields with hedgerow/tree boundaries, forming part of the agricultural fringe of Blockley.	
Constraints/Designations:			

Landscape: Cotswolds National Landscape

Historic: No direct designations within the site; Blockley Conservation Area and listed buildings are concentrated in the village core.

Biodiversity: Mature boundary vegetation supports habitat value, though the arable field itself is of limited interest.

Other (floodplain, PRowS): Heart of England Way runs along the northern boundary, providing high recreational and perceptual sensitivity.

Site Reference: BK6A		Settlement: Blockley	
Description:			
The site lies on the northern edge of Blockley, accessed from Station Road and opposite the Blockley Sports and Social Club. It comprises an open pastoral field. The western boundary adjoins Station Road and is defined by a mature hedgerow, with residential properties to the south-west providing a degree of settlement context. To the south-east, Blockley Brook and its riparian vegetation form a natural edge, beyond which valley slopes rise to the south, creating open views to the hillside and a strong sense of topographic enclosure. The site lies within the Cotswolds National Landscape, where valley landforms, pasture, hedgerows, and riparian features contribute to the special qualities of scenic beauty, settlement containment, and the close relationship between villages and their landscape setting.			
Landscape Sensitivity:			
Evaluation:		MEDIUM/HIGH SENSITIVITY	
Justification: BK6A is judged to have Medium-High sensitivity due to its role in defining the northern edge and approach to Blockley, and its contribution to the valley setting identified in the local character area. The site includes pastoral land characteristic of the Blockley Vale landscape, framed by hedgerows and riparian vegetation associated with Blockley Brook, which strengthen local natural character and habitat connectivity. The site is visible from Station Road and the public right of way along the eastern boundary, making it perceptible to both residents and recreational users. Wider views towards the rising valley slopes to the south reinforce the area’s scenic rural quality and sense of enclosure. Development here would extend built form northwards, reducing openness and weakening the distinct transition between settlement and countryside. Within the Cotswolds National Landscape, the site exemplifies special qualities of tranquillity, topographic variation and village containment within pastoral valleys.			
Landscape Context:			
National Character Area:		NCA 107 – Cotswolds	
Landscape Character Type:		Farmed Slopes LCT	
Landscape Character Area:		V15A Vale of Bourton Farmed Slopes LCA	
Historic Landscape Character:		Enclosed pastoral fields with riparian influence, forming part of the long-established settlement fringe of Blockley.	
Constraints/Designations:			

Landscape: Cotswolds National Landscape

Historic: No direct designations within the site; Blockley Conservation Area and listed buildings are concentrated in the village core.

Biodiversity: Hedgerows and proximity to Blockley Brook provide habitat and ecological connectivity.

Other (floodplain, PRowS): Blockley Brook lies to the south-east.

Site Reference: BK7B		Settlement: Blockley	
Description:			
The site lies to the south of Draycott Road on the south eastern edge of Blockley, within the Pastoral Lowland Vale LCT and more locally the Vale of Moreton LCA (17B). It comprises a series of pastoral fields that rise southwards from the valley floor towards woodland and tree belts on higher ground. The site wraps around an existing agricultural and commercial unit complex, which introduces a degree of built influence within the site, though the surrounding land retains a strong rural character. The northern boundary is influenced by recent residential development, which sits on flat land on the vale floor. In contrast, the site occupies sloping land that forms part of the transitional landscape between the vale and the rising farmed slopes beyond. Boundaries are generally strong and well defined by hedgerows, tree belts, and occasional semi-mature trees within the fields, contributing to enclosure and landscape structure. PRoW Footpath 71 runs beyond the western boundary, offering recreational access and views across the site. Although the site does not lie within the Blockley Conservation Area, its elevated position means development could be visible from within parts of the village and could influence the wider setting of Blockley. The site lies within the Cotswolds National Landscape, where the sloping pastoral landform, strong hedgerow pattern, and wooded horizon contribute to special qualities relating to scenic beauty, rural tranquillity, and settlement containment. The landscape reflects historic enclosure patterns, with evidence of former unenclosed cultivation now enclosed by less regular field boundaries, which partly retain the legibility of earlier agricultural use.			
Landscape Sensitivity:			
Evaluation:		MEDIUM/HIGH SENSITIVITY	
Justification:			
BK7B is assessed as having Medium-High sensitivity, reflecting its elevated position on the rising southern slopes of Blockley, its large scale, and its role in forming a clear transition between the settlement and the wider countryside. Although recent residential development to the north introduces a degree of residential influence, that development occupies land on the vale floor, whereas this site extends up the slope in a manner that would be more visually prominent and less consistent with the established settlement pattern. The site’s pastoral character, historic enclosure patterns, strong vegetated boundaries, and location within the Cotswolds National Landscape contribute positively to local landscape character and special qualities, including scenic rural views and a clear settlement edge. Visibility from PRoW Footpath 71 and potential intervisibility with higher ground further increase susceptibility.			

Landscape Context:	
National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	17B Vale of Moreton
Historic Landscape Character:	A2 Former unenclosed cultivation – now enclosed
Constraints/Designations:	
Landscape: Cotswolds National Landscape Historic: Not within the Blockley Conservation Area, though development on rising ground may affect its wider setting Biodiversity: Pastoral fields with strong hedgerows, woodland belts to the south, and scattered semi-mature trees providing habitat value. Other (floodplain, PRowS): Not located within Flood Zones 2 or 3. PRow Footpath 71 runs beyond the western boundary.	

Site Reference: BK8		Settlement: Blockley	
Description:			
This site consists of an area including part of the Sheaf House Farm complex containing several large scale farm buildings, a yard and a fenced off part of a pasture field to the south. It lies on the lower valley slopes on the south eastern edge of the settlement with a sub-station and further sheds on its eastern boundary which tend to screen views from further east, along Draycott Road. A PROW beyond the western boundary of the adjoining field is screened by vegetation, as is the watercourse, so there are very limited views in from the Conservation Area, PROW and Listed Buildings further to the south west on the far side of the watercourse. The southern boundary of the adjoining pasture field is densely vegetated and there are no long views in this direction or to the south east.			
Landscape Sensitivity:			
Evaluation:		MEDIUM/LOW SENSITIVITY	
Justification:			
The susceptibility of this site lies in its location on the south eastern edge of the settlement adjacent to farmland, its function as part of Sheaf House Farm and the relative proximity of the Conservation Area and Listed Buildings. However, these are well screened. Its value is indicated by its inclusion in the Cotswolds National Landscape.			
Development here would be seen as a minor intensification of adjacent housing and would not be visible in the wider landscape. It should be carefully designed to enhance the approach to the settlement from the east, in particular as this site occupies a prime location on a bend in the road and is in full view when approaching the settlement from this side.			
Landscape Context:			
National Character Area:		NCA 107 – Cotswolds	
Landscape Character Type:		Pastoral Lowland Vale	
Landscape Character Area:		Vale of Moreton LCA	
Historic Landscape Character:		Existing settlement - extent by mid 19th century	
Constraints/Designations:			
Landscape: Cotswolds National Landscape			
Historic: Conservation Area to the west			
Biodiversity: none			
Other (floodplain, PROWs): none			

Site Reference: BK8A		Settlement: Blockley	
Description: The 0.55ha site lies on the lower valley slopes on the south-eastern edge of Blockley. It comprises part of the Sheaf House Farm complex and contains several large farm buildings, a yard and a fenced off part of a pasture field to the south. BK8A is allocated for residential development in the adopted Local Plan. The parcel is located to the east of the Blockley settlement and is adjacent to Draycott Road which is located to the north. The most significant change in recent years has been the adjacent 26 dwelling development located on the northern side of Draycott Road (refs: 15/01020/OUT and 18/02587/REM). This scheme has introduced new-build residential development at the eastern approach into Blockley from Draycott Road, albeit this scheme has a traditional design that is sympathetic to its rural location.			
Evaluation:		MEDIUM/LOW SENSITIVITY	
Justification: The landscape sensitivity given to the parcel as a whole and as part of its inclusion within the ‘Study of land surrounding Key Settlements in Cotswold District Update’ (Cotswold District Council and White Consultants, October 2014) report was Medium/Low. The justification provided for this rating is reproduced below (White 2014: BK_8) and is still considered to be an appropriate assessment of the parcel’s landscape sensitivity.			
Landscape Context:			
National Character Area:		National Character Area 107: Cotswolds	
Landscape Character Type:		Landscape Character Type: 17	
Landscape Character Area:		Landscape Character Area: 17B Vale of Moreton	
Historic Landscape Character:		-	
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: No listed buildings present within or near the parcels. Not within the Conservation Area. Biodiversity: the site is not covered by a formal nature conservation designation. However, BK8A is in a Great Crested Newt amber and red zone. The site is also within a B-line. Walkover Survey reports dated January 2020 and June 2020 were prepared by All Ecology Ltd for two planning applications (refs: 19/03585/FUL and 20/02431/FUL respectively), which included part of BK8A and the land to the south. Although further survey work would be required for the full extent of the current assessment sites, these surveys are indicative of the types of biodiversity that may be present.			

The surveys identify some potential for protected and priority species and makes recommendations for precautionary working methods that will avoid impacts to bats, dormouse, badgers/hedgehogs, reptiles, nesting birds and great crested newts.

The car park and grassed area to the south of BK8A are not expected to contain high levels of biodiversity. However, the farm buildings and a dwelling within the north of the site may accommodate bat roosts or nesting birds. The conifer hedge running along the eastern boundary of the site may also provide habitat for nesting birds, although it could be improved with a hedgerow incorporating a variety of native species.

Other (floodplain, PRoWS): No PRoW present within the parcels. There are PRoW present to the west of the BK8 parcels (BLOCKLEY FOOTPATH 42 and 71).

Site Reference: BK8B		Settlement: Blockley	
Description: The site lies on the lower valley slopes on the south-eastern edge of Blockley. BK8B comprises part of the Sheaf House Farm complex and contains several large farm buildings, a yard and a fenced off part of a pasture field to the south. The western part of the site is largely a grassed area. There is no defined boundary to the south of BK8B. The most significant change in recent years has been the adjacent 26 dwelling development located on the northern side of Draycott Road (refs: 15/01020/OUT and 18/02587/REM). This scheme has introduced new-build residential development at the eastern approach into Blockley from Draycott Road, albeit this scheme has a traditional design that is sympathetic to its rural location. This parcel is located to the west of BK8A and is characterised by former pastoral farmland repurposed as an outdoor activity space and fitness area. This current use has not been formalised within a planning application. To the north and west of the parcel are paddocks with the settlement beyond. The eastern boundary is enclosed by existing agricultural built form within the Sheafhouse Farm complex. To the south is an open pastoral landscape that continues to woodland on rising landform. The area to the south of the parcel is used as a private recreational use. A PRoW beyond the western boundary of the adjoining field is screened by vegetation, there are limited views in from the Conservation Area, PRoW and Listed Buildings further to the south west on the far side of the watercourse. The southern boundary of the adjoining pasture field is densely vegetated and there are no long distance views from this direction or from the south-east.			
Evaluation:		MEDIUM/LOW SENSITIVITY	
Justification: Given the parcel’s proximity and relationship with the neighbouring parcel (BK8A) the justification provided within the ‘Study of land surrounding Key Settlements in Cotswold District Update’ (Cotswold District Council and White Consultants, October 2014) report (see below) is considered to be relevant and pertinent to this parcel. With this in mind the parcel is also considered to have Medium/Low landscape sensitivity.			
Landscape Context:			
National Character Area:		National Character Area 107: Cotswolds	
Landscape Character Type:		Landscape Character Type: 17	
Landscape Character Area:		Landscape Character Area: 17B Vale of Moreton	
Historic Landscape Character:		-	
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: No listed buildings present within or near the parcels. Not within the Conservation Area. Biodiversity: the site is not covered by a formal nature conservation designation. However, the woodland to the west of BK8B is Priority Habitat (deciduous woodland). The site is also in a Great Crested Newt amber and red zone. All three sites are also within a B-line.			

The cut grassed areas and new buildings associated with the gym are not expected to contain significant levels of biodiversity. However, the watercourse to the west is likely to have higher biodiversity value and the extent to which the site links with this and opportunities for ecological enhancement require further investigation.

Other (floodplain, PRoWS): No PRoW present within the parcels. There are PRoW present to the west of the BK8 parcels (Blockley Footpath 42 and 71).

Site Reference: BK11	Settlement: Blockley
Description: BK11 lies towards the north-eastern edge of Blockley, adjoining Station Road (B4479). The site comprises grassland with scattered individual trees and shrubs, which provide ecological value. An access route passes through the site to the allotments located to the north-west. The site is relatively flat adjacent to Station Road before rising gently towards the west. The Station Road boundary comprises shrubs of varying size and quality, which provide some filtering of views but do not fully screen the site. The sports ground and associated facilities immediately to the north are apparent in views towards the site and provide an existing developed and recreational influence. Existing residential development to the south is also visible and properties overlook the site. There are no PRoWs on site, though PRoW Footpath 39 lies approximately 200–300m to the west on rising ground. The site is not located close to the Blockley Conservation Area and there are no listed buildings within the immediate vicinity. No PRoWs cross the site.	
Evaluation:	MEDIUM SENSITIVITY
Justification: The site forms part of the north-eastern edge of Blockley and its visibility from the northern approach along Station Road increase sensitivity to some extent. However, the site has a relatively strong relationship with existing development and recreational uses. Housing immediately to the south and the sports ground to the north are apparent in views towards the site, meaning that development would generally be experienced in the context of the existing settlement edge rather than as an isolated encroachment into open countryside. Visibility is primarily localised to Station Road, adjoining residential properties and the immediate settlement edge. Although views may also be available from PRoW Footpath 39 on rising land to the west, these are more distant and would vary along the route, with the site seen alongside existing housing and the sports ground. The site does not itself comprise the allotments, although it provides access to the allotment site to the north-west. It is also separated from the more sensitive historic core of Blockley, being located away from the Conservation Area and nearby listed buildings. Overall, whilst development would result in the loss of an open grassland parcel and alter the character of the northern approach into Blockley, the site's relatively contained	

position, localised visibility and strong relationship with existing residential and recreational development reduce its susceptibility to change.	
Landscape Context:	
National Character Area:	National Character Area 107: Cotswolds
Landscape Character Type:	LCT 17 Pastoral Lowland Vale
Landscape Character Area:	Vale of Moreton LCA
Historic Landscape Character:	Less irregular enclosure partly reflecting former unenclosed cultivation patterns
Constraints/Designations Landscape: Cotswolds National Landscape Historic: None Biodiversity: Hedgerows and trees on site boundaries Other (floodplain/PROWS): Community allotment access	

Site Reference: BK14A		Settlement: Blockley	
Description: The site is located on the north-eastern approach into Blockley. It includes two houses (The Limes and Brook Barn) and their grounds. Both The Limes and Brook Barn would be retained within any development proposal. It is understood that the garden area to the south of The Limes would also be retained and the main area of proposed development would be the land between the two dwellings.			
Station Road (B4479) forms the north-western boundary. The site is separated from the road by mature Lime trees and a hedge. There is residential development adjacent to the south-western boundary; a tree-lined brook running along the south-eastern boundary, with fields beyond; the current Blockley allotment site, the sports pitches and social club to the north-west; and open countryside in all other directions.			
BK14A is allocated in the adopted Local Plan for residential development. Several planning permissions have already been granted for 2 dwellings (ref: 18/00612/FUL); 1 dwelling (ref: 16/03027/FUL); and 1 further dwelling (ref: 16/05066/OUT). However, the two permissions for single dwellings have lapsed and the owner has indicated that the cost of archaeological investigations have temporarily halted the scheme until a viable solution can be found.			
Evaluation:		LOW SENSITIVITY	
Justification: The landscape sensitivity given to the parcel as part of the 'Study of land surrounding Key Settlements in Cotswold District: Update (Additional Sites)' (Cotswold District Council and White Consultants, October 2014) report was Medium/Low (see below) . Since this assessment there have been several permitted planning applications within the parcel. This has removed the remaining undeveloped context and reinforced the residential character within the parcel. This is likely to have the effect of reducing the landscape sensitivity to Low . As highlighted previously the north eastern edge should be sympathetically designed and a green corridor along the southern boundary implemented/enhanced			
National Character Area:		National Character Area 107: Cotswolds	
Landscape Character Type:		LCT 17: Pastoral Lowland Vale	
Landscape Character Area:		LCA 17C: Vale of Moreton	
Historic Landscape Character:		-	
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: No listed buildings present along this section of Station Road. Not within the Conservation Area. Biodiversity: Neither BK11 nor BK14A contain any formal wildlife designations. However, both sites are located within a B-line. Both sites are also within a Great Crested Newt (GCN) amber zone with the south-western part of BK14A being in a GCN red zone. There are also patches of priority habitat (deciduous woodland) to the north of BK11 and to the south of BK14A upstream of Blockley Brook. Furthermore, the tree-lined Blockley Brook extends to the southern side of BK14A and is an important link within the green infrastructure network.			

A Preliminary Ecological Appraisal (PEA)^[1] has been undertaken on The Limes site and has been used to support several permitted dwellings on the site. The PEA is now over five years old and may need to be refreshed, but its findings are indicative of the likely ecological issues on BK14A. The PEA found that all ecological issues on the site could be mitigated and important ecological features, such as the Lime Trees on Station Road could be retained.

Potential ways to achieve biodiversity net gain on this site might include the planting of native, species-rich hedgerows, orchard trees, flowering lawn and ponds, as well as the installation of integrated bird and bat boxes into the new dwellings.

^[1] Preliminary Ecological Appraisal of The Limes (Cotswold Wildlife Surveys, 23 February 2016)

Other (floodplain, PRoWS): No PRoW present within the parcels. A number of PRoW are present to the north. An area of Flood Zone (3b) is present along the south-eastern boundary of parcel BK14A. TPOs are in place on a number of trees within the north of parcel BK14A.

Site Reference: BK14B	Settlement: Blockley
Description: This site consists of a grass paddock and part of an arable field on the gently sloping valley floor on the south eastern edge of the settlement, possibly associated with Sheaf House Farm. The boundary to Draycott Road to the south is hedged. A partial hedge separates the western and eastern parts but there is no defined field boundary further east. Houses on Station Road are intervisible with the site through ornamental planting and riparian vegetation. The northern edge bounds Blockley Brook and is within the floodplain. There are views from Draycott Road which is a quiet approach to the settlement but also obliquely across the valley from the A4479. The site is quiet and moderately tranquil.	
Evaluation:	Medium/High Sensitivity
Justification: The susceptibility of the site lies in its location within the wider farmed valley landscape east of the settlement, open to view from the A4479 and from Draycott Road and partly within the Flood Zone. Its value is indicated by its NATIONAL LANDSCAPE designation. Any development of the arable field would be likely to constitute a prominent extension of the built form eastwards which would take years to soften and mitigate.	
Landscape Context	
National Character Area:	NCA 107 - Cotswolds
Landscape Character Type:	Pastoral Lowland Vale LCT
Landscape Character Area:	17B – Vale of Moreton
Historic Landscape Character:	Less irregular enclosure partly reflecting former unenclosed cultivation patterns
Constraints/Designations Landscape: within the Cotswolds National Landscape Historic: none Biodiversity: none Other (floodplain, PROWs): Flood Zone	

Site Reference: BK15		Settlement: Blockley	
Description: The site is a small parcel of land located between housing on Park Road and Winterway, on the eastern side of Blockley. To the east lies Blockley Church Cemetery, with Public Footpath 41 running along its boundary, providing recreational access and filtered views into the site. The plot includes some built structures and is enclosed by shrubs and trees, including a mix of ornamental and native species, which give it a well-defined, semi-natural edge. The landform is gently sloping, sitting lower than the land to the west but slightly higher than residential properties to the east, creating a stepped topographic relationship between the different built forms. The site has no public access and functions as a small pastoral enclosure framed by vegetation, though it is highly visible from neighbouring dwellings and from the adjacent cemetery. The site lies within the Cotswolds National Landscape, where enclosed village edges, mature trees, and green spaces between buildings contribute to the special qualities of scenic beauty, settlement containment, and rural tranquillity.			
Evaluation:		MEDIUM/HIGH SENSITIVITY	
Justification: BK15 is a small but sensitive parcel due to its location between existing residential areas, its proximity to the Blockley Conservation Area, and the presence of Footpath 41 and the church cemetery along its eastern boundary. The sloping landform, stepping between the upper and lower parts of the settlement, increases susceptibility to visual change, while the enclosing vegetation and mix of native and ornamental planting contribute positively to the site’s local landscape character. Development here would be perceived as eroding a green buffer between existing dwellings and diminishing the site’s rural contribution to the settlement’s character. Although it is not widely visible in the wider landscape, the site is highly sensitive to private views from adjacent dwellings and the cemetery, and to recreational views from Footpath 41. Within the Cotswolds National Landscape, the site supports special qualities of enclosure, settlement distinctiveness, and tranquillity through its role as a small green space integrated within the historic village structure. On balance, the site is judged to have Medium-High sensitivity, reflecting its settlement setting, visual sensitivity, and relationship to both the Conservation Area and the CNL’s valued qualities.			
Landscape Context:			
National Character Area:		NCA 107 - Cotswolds	
Landscape Character Type:		Pastoral Lowland Vale LCT	
Landscape Character Area:		17B – Vale of Moreton	

Historic Landscape Character:	Small enclosed pastoral fields forming part of the settlement's historic fringe; adjacent to the Blockley Conservation Area.
Constraints/Designations:	
Landscape: Cotswolds National Landscape	
Historic: Blockley Conservation Area and Listed Buildings on Park Road to the west and the settlement core to the south.	
Biodiversity: Ornamental and native trees offer some localised habitat and landscape value.	
Other (floodplain, PRowS): Footpath 41 runs towards the eastern boundary, providing indirect public access and views.	

Site Reference: BK16	Settlement: Blockley
Description: The site lies on the lower valley slopes on the south-eastern edge of Blockley and is part of an arable field with no defined boundary to the south. The site is neighboured by a Thames Water de-nitrification plant and further sheds between BK8A and BK16. There is residential development to the north and open countryside in all other directions. The site has no recent relevant planning history.	
Evaluation:	Overall Rating: Medium/High
Justification: The parcel has susceptibility to change through housing development due to its position within a section of an undeveloped arable field that continues and rises to the south. Residential development has been introduced to the north of Draycott Road (ref: 18/02587/REM) and Sheafhouse Farm to the west is allocated for residential development, which gives some residential built context to the local landscape. Development to the south of the road would appear as ribbon development along the south side of Draycott Road. This would entirely enclose this section of the road and give it an urban appearance. The development would represent encroachment into the characteristic open agricultural landscape that is present around the Blockley settlement. The landform to the south of the parcel rises sharply, development encroaching upon it could be a detractor to the special qualities of the National landscape in this location. The division of the field that the parcel is located within would represent a change from the historic field pattern. The vegetated field boundary to the east forms an important landscape feature within the parcel and would filter views on the approach from the east. The parcel is located on relatively flat land with a gentle slope that rises significantly beyond the southern boundary. PRow provision is limited within the local vicinity and this limits public views of the parcel. Given the settlement edge location and the parcel's position beyond a defensible settlement edge that ventures into the characteristically rural Cotswolds NATIONAL LANDSCAPE landscape, the parcel is considered to have Medium/High landscape sensitivity	
National Character Area:	National Character Area 107: Cotswolds
Landscape Character Type:	Landscape Character Type: 17
Landscape Character Area:	Landscape Character Area: 17B Vale of Moreton
Historic Landscape Character:	-
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: No listed buildings present within or near the parcel. Not within the Conservation Area. Biodiversity: the majority of this site is a cultivated field, which is not expected to contain high levels of biodiversity although may be habitat for ground nesting birds. The main features of ecological interest are the hedge along the northern and eastern boundaries, the latter of which particularly so as it contains a greater variety of native species and trees and has been allowed to naturalise. Other (floodplain, PRowS): No PRow present within the parcel.	

Site Reference: BK20		Settlement: Blockley	
Description:			
The site lies on the western edge of Blockley, immediately to the west of Backends Lane, which also marks the boundary of the Blockley Conservation Area. It forms part of a larger undulating arable field within the Vale of Bourton Farmed Slopes Landscape Character Area (LCA), characterised by rolling farmland, hedgerow field boundaries, and transitional settlement edges. The site is bounded to the south by Public Footpath 59, which leads westwards into open countryside before turning south, providing clear views across the site. To the north, south, and east, it is enclosed by low-density residential properties, while the western edge remains open to the wider rural landscape. Views are available from adjoining gardens, Backends Lane, and Footpath 59. The parcel plays an important role in the rural setting of the Conservation Area, forming part of the transitional landscape between the village and the wider slopes of the Vale of Bourton. The site lies within the Cotswolds National Landscape, where undulating farmland, and strong settlement–countryside relationships form part of its special qualities of scenic beauty, rural tranquillity, and historic continuity.			
Evaluation:		MEDIUM-HIGH SENSITIVITY	
Justification:			
BK20 is assessed as Medium-High sensitivity due to its location on the western edge of Blockley and its relationship with the Blockley Conservation Area. The undulating landform and open western aspect contribute to the settlement’s rural setting, reflecting the characteristic pattern of the Vale of Bourton Farmed Slopes, where farmland and hedgerows frame the approach to the village. The site is visible from Footpath 59, Backends Lane, and nearby dwellings, meaning development would be experienced by both public and private receptors. Although its natural character is partly reduced by current arable use, the parcel nonetheless maintains the open rural transition that defines the Conservation Area’s setting. Within the Cotswolds National Landscape, the site supports key special qualities including settlement containment and rural tranquillity. Development would disrupt the visual relationship between the village and the wider slopes, diminishing the perception of an open western edge.			
Landscape Context:			
National Character Area:		NCA 107 - Cotswolds	
Landscape Character Type:		Farmed Slopes LCT	
Landscape Character Area:		15A Vale of Bourton Farmed Slopes LCA	

Historic Landscape Character:	Within the setting of the Blockley Conservation Area
Constraints/Designations:	
Landscape: Cotswolds National Landscape	
Historic: Within the setting of the Blockley Conservation Area, contributing to its rural edge and landscape context.	
Biodiversity: Limited ecological interest due to arable use, though boundaries provide some localised habitat.	
Other (floodplain, PRowS): Footpath 59 along the southern boundary, providing high visual and recreational sensitivity.	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 09 – Bourton-on-the-Hill



COTSWOLD
District Council

Settlement character

- 1.1 Bourton-on-the-Hill is a small village located on the A44, 3km west of Moreton-in-Marsh. The settlement is located on a steep hill overlooking the town of Moreton-in-Marsh.
- 1.2 The village is linearly arranged along the main road with stone cottages and historic buildings following the contours of the hillside. The Church of St Lawrence, dating from the 12th century, is positioned on higher ground within the heart of the settlement.

Landscape character

- 1.3 The settlement is within the Cotswolds National Character Area 107. Bourton-on-the-Hill is classified within the Escarpment and High Wold landscape types.
- 1.4 The village is set within a steeply sloping terrain, with modest sized fields enclosed by dry-stone walls and linear woodland belts. The topography reduces the risk of seasonal flooding and also supports the soil for grazing and estate woodland over intensive arable farming.

Relationship of the settlement with the surrounding landscape

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

Positive

- The village occupies a prominent position on the Farmed Slopes overlooking the Vale of Moreton, creating a distinctive and memorable landscape setting.
- The elevated location affords extensive views across the surrounding countryside and contributes significantly to the village's identity and sense of place.
- The historic linear form of the settlement follows the contours of the hillside and responds well to the underlying landform.
- The Church of St Lawrence forms a prominent landmark within both the village and wider landscape.
- Dry stone walls, hedgerows, woodland belts and pasture fields provide a strong landscape framework which integrates the settlement into the surrounding countryside.
- Bourton House and its nationally important gardens form a distinctive historic landscape feature on the western side of the village, contributing

to local character, heritage significance and the transition between the settlement and surrounding countryside.

Negative

- The elevated and exposed position of the settlement increases the visibility of development from the surrounding lowlands.
- Some modern development on the settlement edge is less reflective of the traditional form and character of the village.
- Expansion beyond the established settlement edge could interrupt the characteristic pattern of agricultural fields and landscape features surrounding the village.
- The A44 corridor introduces traffic movement and associated infrastructure which can detract from the rural character of parts of the settlement.

Landscape sensitivity considerations

- 1.6 Bourton-on-the-Hill is highly sensitive to change due to its elevated position on the Farmed Slopes and its strong visual relationship with the surrounding landscape.
- 1.7 The Farmed Slopes form a transitional landscape between the open High Wold and the more intimate and verdant lowland vales. The elevated and sloping landform makes the landscape highly visible and particularly sensitive to development that would introduce built elements into the agricultural landscape or interrupt the characteristic patchwork of fields enclosed by hedgerows and walls.
- 1.8 The village itself is highly visible from parts of the surrounding vale and benefits from extensive outward views. Development on exposed edges or prominent slopes would have the potential to alter the character of the settlement and affect its relationship with the wider landscape.
- 1.9 The setting of Bourton House and Gardens, St Lawrence Church, the Conservation Area and numerous listed buildings contributes significantly to the historic and visual character of the village. Land which forms part of, or contributes to, the wider setting of these heritage assets is particularly sensitive to change.

- 1.10 The network of dry stone walls, hedgerows, woodland belts and mature trees forms an important component of landscape character and should be conserved and enhanced. Woodland features are particularly important in providing visual structure and framing views across the slopes.
- 1.11 Whilst limited opportunities may exist for carefully designed development closely related to the existing settlement pattern, development should avoid prominent slopes, protect important views and conserve the rural character of the Farmed Slopes landscape.

Constraints to be taken into account

- 1.12 The constraints are shown on Figure A2 and are summarised below:
- Cotswolds National Landscape.
 - Bourton-on-the-Hill Conservation Area.
 - Listed buildings and their settings, including the Church of St Lawrence.
 - Bourton House and Gardens and their wider landscape setting.

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:
- Prominent upper slopes and exposed land which contribute to the wider setting of the settlement.
 - Land that forms the skyline in views from the surrounding lowlands.
 - Areas immediately adjoining the historic core where development would adversely affect the character and appearance of the Conservation Area or the setting of heritage assets.
 - Land which contributes to the setting of Bourton House and Gardens or forms part of the historic landscape framework associated with the estate.
 - Open agricultural land that contributes to the village's rural setting and distinctive hilltop character.

Areas for environmental improvement

- Conservation and restoration of traditional dry stone walls.
- Reinforcement of native hedgerow networks and hedgerow trees.
- Management and enhancement of existing woodland belts and copses.

- Conservation and enhancement of the historic landscape setting of Bourton House and Gardens, including associated trees, boundary features and important views.
- Conservation of important views to and from the village.
- Replacement planting of mature trees lost through age or disease.

Figure A1: Context and Landscape Character Types and Areas

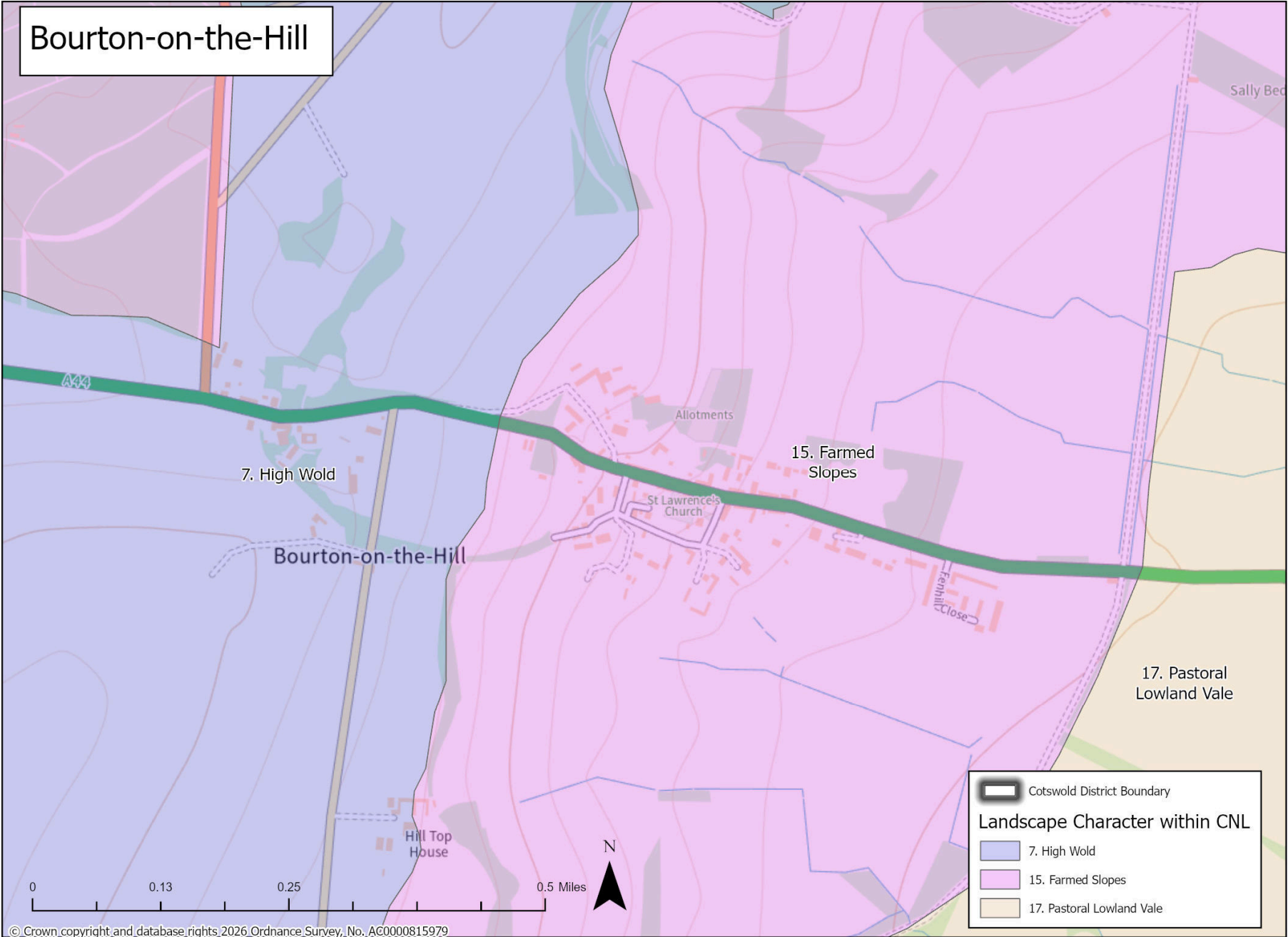
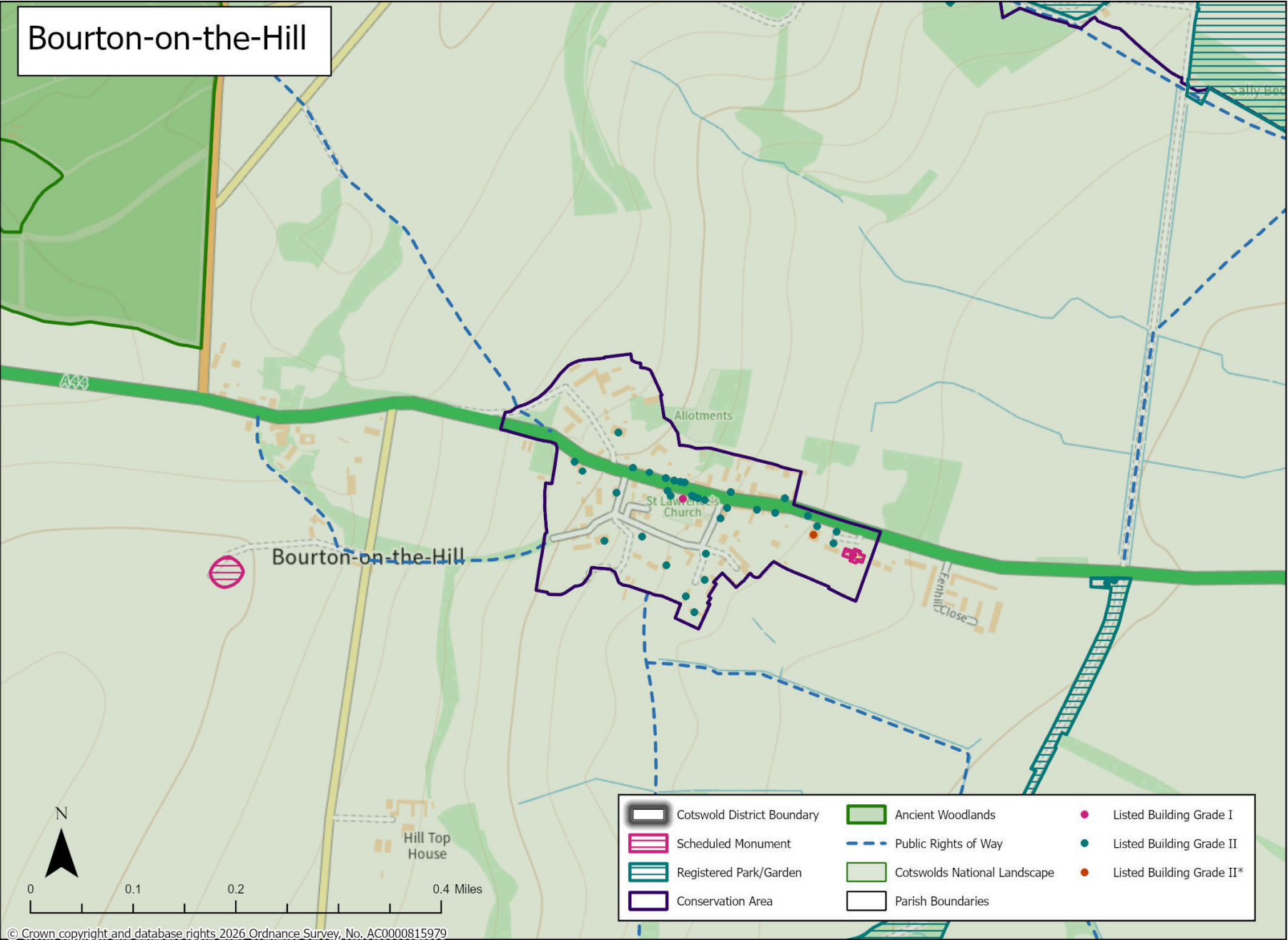
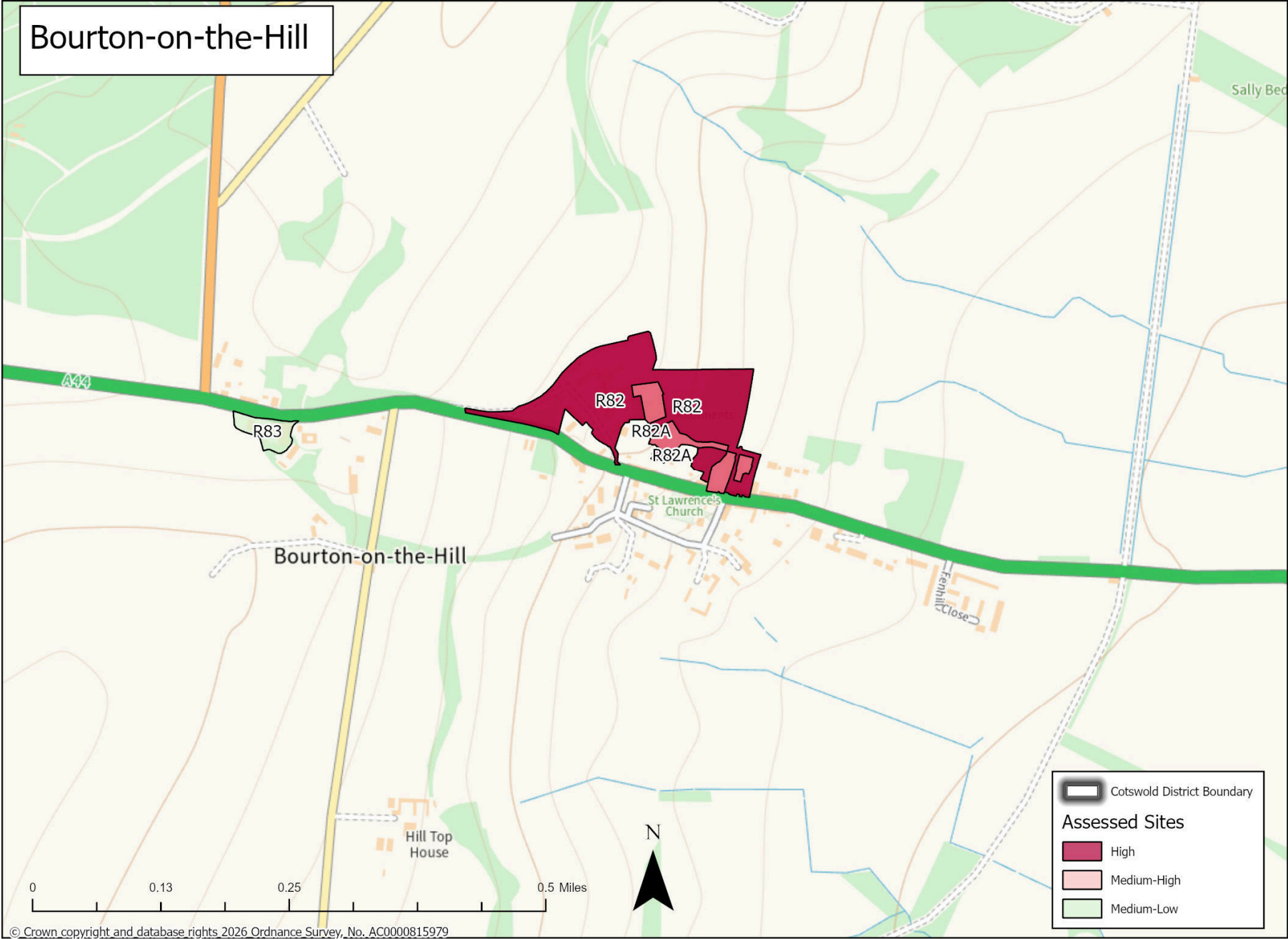


Figure A2: Constraints and Designations



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Figure A3: Assessed Sites and Site Sensitivity



Stage 1 Assessments

1.1 The following sites have been discounted at Stage 1 of the assessment.

Criteria Category	Indicator	R82	R82A	R83
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: R82A		Settlement: Bourton-on-the-Hill	
Description:			
The site comprises a series of four parcels located to the north of the A44, beyond existing residential properties within the Bourton-on-the-Hill Conservation Area. Many of the adjacent dwellings are listed, including Garden Cottage (Grade II) and Sundial Cottage (Grade II). Access to the parcels would be gained from side lanes between these properties, reflecting the fine-grained historic structure of the settlement. The parcels are partly enclosed by mature tree and shrub boundaries, comprising a mix of native, evergreen, and ornamental species that provide visual containment and limit visibility from some directions. Within the site are old barn structures, which contribute to its semi-rural, working character. To the north lie allotments, while to the north-east is Batsford Park, an important historic designed landscape. Bridleway 6 runs to the west, though the site is not clearly visible from it due to intervening vegetation. From within the parcels there are filtered eastward views across the Cotswolds National Landscape, reinforcing the site’s rural and historic setting. The site lies within the Farmed Slopes Landscape Character Type (LCT) and more locally the Vale of Moreton Farmed Slopes Landscape Character Area (LCA 15B), characterised by rolling slopes, hedgerow networks, woodland copses, and open rural character.			
Evaluation:		MEDIUM-HIGH SENSITIVITY	
Justification:			
R82A is assessed as having Medium-High sensitivity due to its location within the Bourton-on-the-Hill Conservation Area, its close proximity to multiple listed buildings, and its contribution to the historic and visual setting of the village edge. Although the parcels are relatively contained by vegetation and surrounding built form, the site’s heritage context, rural character, and role in defining the northern edge of the settlement elevate its sensitivity. Development would alter the pattern and grain of the historic village edge, affecting the spatial character and visual integrity of the Conservation Area. The eastward views across the Cotswolds National Landscape emphasise the site’s contribution to the special qualities of scenic beauty, time-depth, and settlement containment that define this part of the CNL.			
Landscape Context:			
National Character Area:		NCA 107 – Cotswolds	
Landscape Character Type:		Farmed Slopes LCT	
Landscape Character Area:		15B – Vale of Moreton Farmed Slopes	

Historic Landscape Character:	Agricultural enclosures forming part of the northern edge of the Conservation Area, adjacent to listed properties and near Batsford Park.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Within the Bourton-on-the-Hill Conservation Area; adjacent to several Grade II Listed Buildings Biodiversity: Tree belts and allotments provide localised habitat value. Other (floodplain, PRowS): Bridleway 6 to the west, though the site is largely screened; allotments to the north.	

Site Reference: R83		Settlement: Bourton-on-the-Hill	
Description:			
The site lies south of the A44, on the southern edge of built development and is physically disconnected from the main body of Bourton-on-the-Hill. It currently accommodates a service station with hardstanding and associated paraphernalia, together with a single residential dwelling. To the south and west, the site adjoins open agricultural land, with the land rising further south, forming part of the surrounding high plateau landscape. The southern portion of the site is screened by conifers, which soften localised views towards the adjoining farmland.			
Public Footpath 5 runs south from the A44 through the site and along its south-western boundary, providing local access and close-range views. Beyond this, the site is perceived primarily as an isolated commercial plot within a predominantly rural setting. It is well removed from the Conservation Area and listed buildings within the historic core of Bourton-on-the-Hill.			
The site lies within the High Wold Landscape Character Type (LCT), more specifically the Cotswolds High Wold Plateau Landscape Character Area (LCA 7C), which is characterised by elevated and expansive farmland, wide horizons, and a predominantly open, rural character. It also falls within the Cotswolds National Landscape, valued for its scenic openness, sense of scale, and rural tranquillity.			
Evaluation:		MEDIUM-LOW SENSITIVITY	
Justification:			
R83 is assessed as having Medium-Low sensitivity, reflecting the site’s existing commercial use, engineered features, and visual containment. The service station infrastructure and dwelling have already altered the site’s rural character, reducing its perceptual and visual sensitivity. Although it sits within a high-value landscape context, the Cotswolds High Wold Plateau, the extent of existing development means its contribution to the wider landscape character is limited.			
The land’s rising form to the south and conifer screening help reduce visibility, while Public Footpath 5 introduces some localised recreational sensitivity. Development or change within the site would have limited additional impact, given the baseline condition and the presence of built form.			
While the site lies within the Cotswolds National Landscape, its urbanised character, screening, and small scale mean it makes only a modest contribution to the area’s special qualities of openness, rural tranquillity, and scenic unity.			
Landscape Context:			
National Character Area:		NCA 107 – Cotswolds	
Landscape Character Type:		High Wold LCT	
Landscape Character Area:		LCA 7C Cotswolds High Wold Plateau	

Historic Landscape Character:	Modified roadside land, physically detached from Bourton-on-the-Hill's historic core.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: - Biodiversity: Conifer screening and boundary vegetation provide some limited habitat value. Other (floodplain, PRowS): PRow Footpath 5 runs through the site and along the south-western boundary.	

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 10 – Bourton-on-the-Water



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Settlement character

- 1.1 Bourton-on-the-Water is located alongside the A429 Fosse Way 27km to the north of Cirencester. The village lies in a wide flat vale formed by the Rivers Eye, Dikler and Windrush shown by Figure BW1. It is flanked to south and west by hills from which it can be viewed nestling in the vale.
- 1.2 Bourton-on-the-Water was a notable fort in the Iron Age. It later became an important Roman settlement and a bridging point of the Fosse Way over the Windrush. In 1862 the railway arrived. Today the village is one of the most important tourist destinations in the Cotswolds.
- 1.3 The main feature of the village is the High Street. This is defined by flanking historic buildings and the Windrush which flows picturesquely through it, crossed by numerous bridges. The historic form of the village relates closely to topography. Most buildings are located in the valleys in a linear pattern. Viewed from the surrounding higher ground the village is visually 'broken up' by vegetation associated with watercourses and water bodies. However, the village has expanded from the historic core east onto the floodplain towards Rissington and also to the north where there are a number of large housing estates and an industrial estate. These developments have introduced a more 'block-like' urban form that runs counter to the established linearity of the settlement.

Landscape character

- 1.4 The village lies within National Landscape Character area 107, Cotswolds and within the National Landscape Pastoral Lowland Vale landscape type and Vale of Bourton LCA. The valley to the west becomes a High Wold Valley landscape type- Upper Windrush Valley LCA. The slopes to the north west and south are within the Farmed Slopes landscape type.
- 1.5 The geology of the area is Lias limestone with clays. To the south west of the village are steep slopes with small rectangular fields running down to the valley floor. Hedges have numerous trees and are gappy and outgrown in parts. Farms are located at the edge of the village in places providing an important link with the agricultural hinterland. These slopes and the adjacent valley floor are visually prominent when entering the village from the Fosse Way. There are excellent views of Bourton-on-the-Water from these slopes in particular from Clapton-on-the-Hill.
- 1.6 To the south and the east of the village is the broad flat floodplain of the Windrush and Dikler Rivers. This is characterised by the meadows and water

bodies associated with sand and gravel extraction. The vegetation is noticeably more riparian in character than found on the slopes surrounding the village. North east of the village are larger arable fields associated with some high grade agricultural land. Hedges within this area are generally lower and more managed with fewer trees.

- 1.7 One of the most important landscape features is 'Salmonsbury Camp' which is located just to the west of the village centre. The camp is a Scheduled Monument. It has a mix of parkland and farmland character due to the large 'stand-alone' mature trees, hedgerow trees and outgrown hedges.
- 1.8 To the north west of the village is a ridge which lies between the Windrush and Upper Slaughter. This ridge is the backdrop to the village when viewed from Clapton-on-the-Hill. It consists of pasture with relatively large fields with walls and some hedges.

Relationship of the settlement with the surrounding landscape

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

Positive

- The linearity of the village and its close relationship with the valley topography.
- The close proximity of village and countryside.
- The riparian vegetation and other trees within the village which combine with the village's linearity to visually break it up when viewed from higher ground.
- Views to the surrounding landscape from the village.
- The visual focus of the church.

Negative

- Large scale development that does not relate to topography and is not visually broken up by tree planting.
- Poor visual relationship between the village and the Fosse Way in parts.

Landscape sensitivity considerations

- 1.10 The landscape surrounding the settlement is within the Cotswolds National Landscape and has consequently been judged to be of national importance.

- 1.11 The potential for the landscape to accommodate development is severely constrained by the slopes that surround the village, the floodplain and Salmonsbury Camp. Most of the small scale landscape around the western and southern edges of the settlement would be adversely affected by development, and any such development would be likely to be highly prominent. The larger scale agricultural landscape to the north east of the village has greater capacity to accept development in terms of its intrinsic landscape character. However, development has already expanded in this direction, and further development may add to the creation of a large visual block of development which will be prominent. Much of the land in this area is also Grade 2 agricultural land.

Constraints to be taken into account

- The constraints are shown on Figure BW2 and are summarised below:
- National Landscape designation of the village and surrounding landscape
- Conservation Area
- Scheduled Monument (Salmonsbury)
- SSSI designation of some waterbodies
- Floodplain
- The Heart of England Way, Monarch's Way, Oxfordshire Way, Windrush Way and Diamond Way

- 1.12 An area of Grade 2 Agricultural Land also lies to the north east of the village.

Areas where development is not suitable

- 1.13 Areas where development is not considered suitable in accordance with the criteria set out in Section 2.0 are as follows:
- Salmonsbury Camp due to its SAM status and its landscape character.
 - The slopes to the north west and south west of the village including the playing fields/meadows south of Station Road and east of the Fosse. These areas are essential to the setting of the village.
 - The floodplain due to the landscape character of the meadows and the practical constraints imposed by flooding.

Suggested environmental improvements

- 1.14 The following environmental improvements are suggested:

- A429 Fosse Way Industrial estate requires further substantial planting to mitigate impact from road and the north and to reduce visibility from higher vantage points.

Figure BotW1: Context and Landscape Character Types and Areas

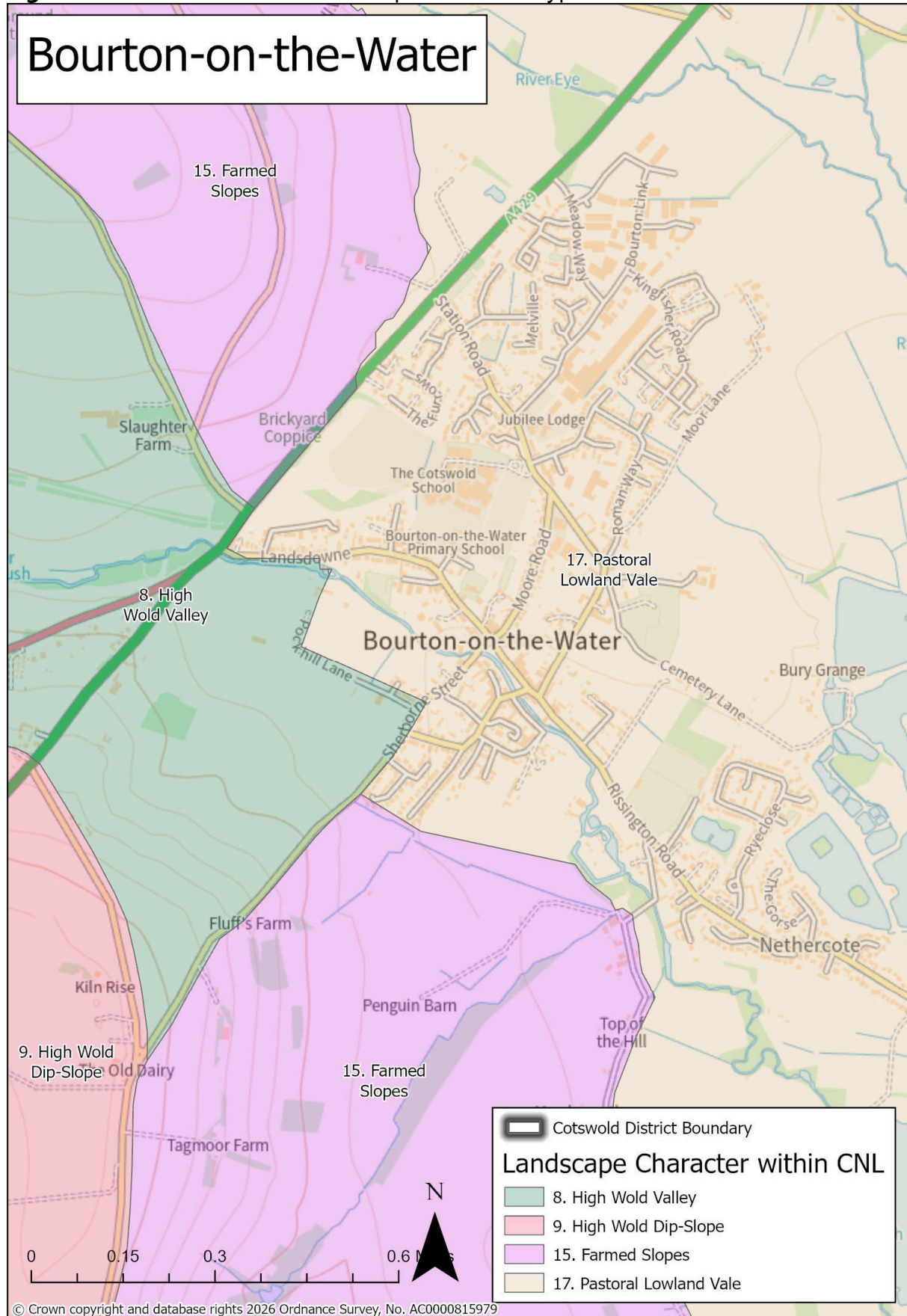
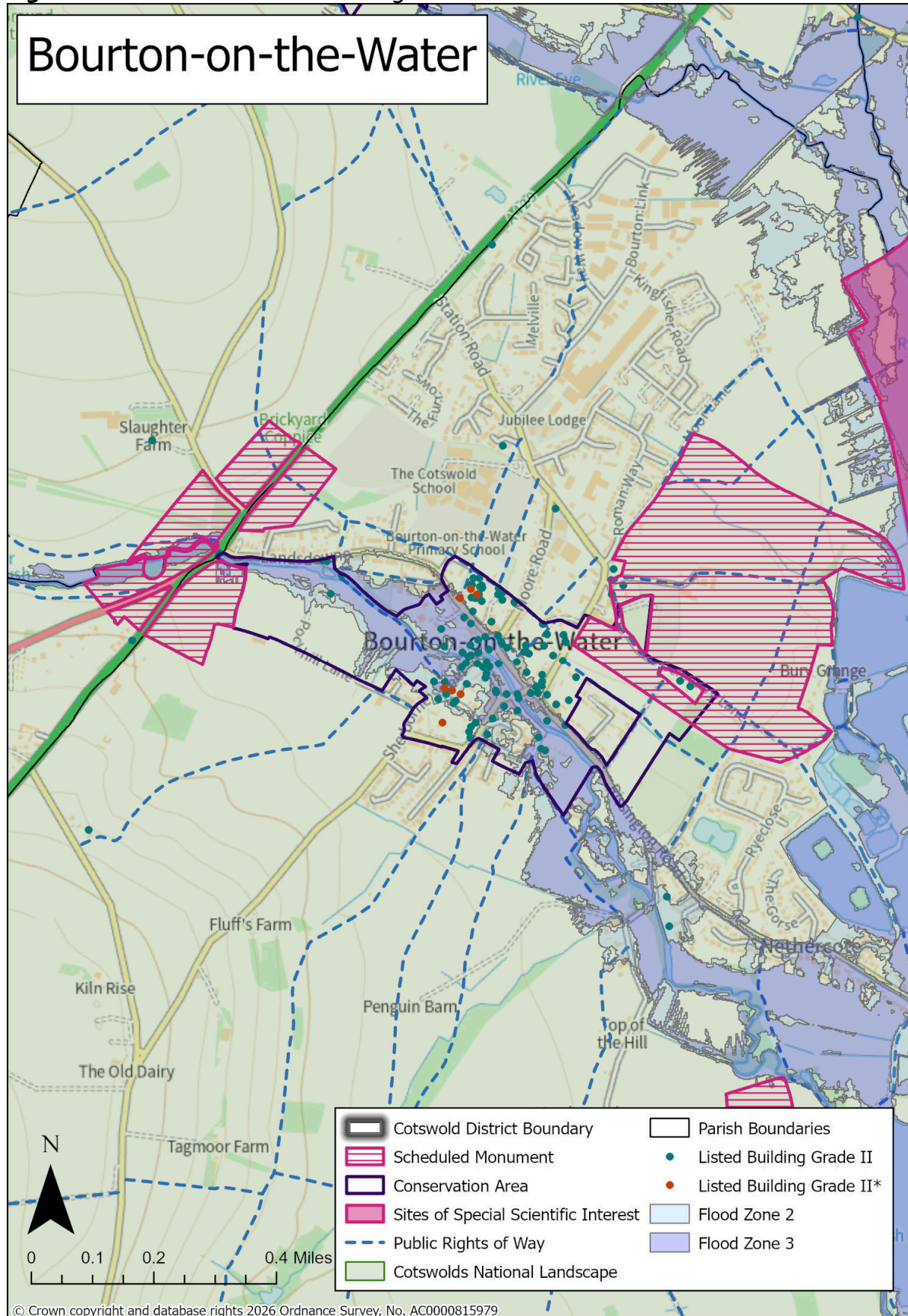


Figure BotW2: Constraints and Designations



Bourton-on-the-Water

Map showing assessed sites in Bourton-on-the-Water, categorized by risk level:

- High:** B52, B15A, B15B
- Medium-High:** B54
- Medium:** B57
- Medium-Low:** B56

Legend:

- Cotswold District Boundary
- Assessed Sites
- High
- Medium-High
- Medium
- Medium-Low

Scale: 0 to 0.6 Miles

North Arrow: N

Map Labels: Slaughter Farm, Brickyard Coppice, The Cotswold School, Bourton-on-the-Water Primary School, Jubilee Lodge, Moor Lane, Cemetery Lane, Nethercote, Top of the Hill, Marsh Farm, Marshmoor Farm, Penguin Barn, The Old Dairy, Tagmoor Farm, Fluff's Farm, Kiln Rise, Bury Grange, The Cotswold School, Bourton-on-the-Water Primary School, Jubilee Lodge, Moor Lane, Cemetery Lane, Nethercote, Top of the Hill, Marsh Farm, Marshmoor Farm, Penguin Barn, The Old Dairy, Tagmoor Farm, Fluff's Farm, Kiln Rise, Bury Grange.

Stage 1 Assessments

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

Criteria Category	Indicator	B15A/ B15B	B52	B54	B56	B57
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			
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Stage 2 Assessments

Site Reference: B54		Settlement: Bourton-on-the-Water	
Description: The site is located north of Green Lake Close to the east of the A429 and south-west of The Cotswold School and its playing fields. It comprises two contrasting elements: a woodland copse and an area of grassland. The southern boundary is defined by an embankment, formerly part of the historic railway route, which forms part of the site and separates the site from adjacent residential dwellings. A key feature is PRoW Footpath 2 (the Monarch’s Way), which runs south-east to north-west through the site, providing a well-used recreational route and contributing to the site’s public accessibility. The site is open to the north adjoining the school and playing fields, while residential development to the south provides urban context. Despite this, the site retains a semi-natural, green character due to its vegetation cover, woodland enclosure, and open grassland. The site lies within the Pastoral Lowland Vale Landscape Character Type (LCT) and more locally the Vale of Bourton Landscape Character Area (LCA 17A), characterised by low-lying pastoral farmland, scattered woodland, and settled rural valleys. It also lies within the Cotswolds National Landscape, where wooded river corridors, open pastures, and accessible green spaces are integral to its special qualities.			
Evaluation:		MEDIUM/HIGH SENSITIVITY	
Justification: B54 is judged to have Medium-High sensitivity due to the presence of the Monarch’s Way (Public Footpath 2), its mix of woodland and open grassland, and its role as a semi-natural green buffer between residential areas and the school grounds. Although the site is partly influenced by surrounding development, its woodland copse, historic railway embankment, and visible green space contribute strongly to both its natural and historic qualities. The site provides a distinct sense of separation between built areas, and its recreational and visual value contributes to the Cotswolds National Landscape’s special qualities. Development would result in the loss of an important green corridor and would diminish the experience of users of the Monarch’s Way, reducing the site’s contribution to the rural character and amenity value of this part of Bourton-on-the-Water.			
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:		Former railway embankment forming part of the transitional settlement fringe.	
Constraints/Designations:			

Landscape: Cotswolds National Landscape

Historic: Former railway embankment provides time-depth, but no direct heritage assets on site.

Biodiversity: Woodland copse and grassland provide habitat diversity.

Other (floodplain, PRowS): Public Footpath 2 (Monarch's Way) runs south-east to north-west through the site, creating high recreational sensitivity.

Site Reference: B56		Settlement: Bourton-on-the-Water	
Description:			
The parcel is located within the north east of the Bourton-on-the-Water settlement and is comprised of a pastoral field bound by hedgerow and trees. Subdivision of the field has been implemented with post and wire fencing to delineate areas for livestock rearing.			
The field is bound by hedges and trees. To the north-west and south-west, the site is bound by recently completed homes; to the south-east by open countryside; and to the north-east by Moors Farm. Subdivision of the field has been implemented with post and wire fencing to delineate areas for livestock rearing.			
Beyond the northern and western boundaries is existing 21st Century residential development within the Bourton-on-the-Water development boundary. To the eastern boundary is the Moors Farm complex with further fields beyond. Beyond the southern boundary is a continuation of the characteristic pastoral field network present around Bourton.			
No Public Rights of Way (PRoW) are present within the parcel but one is adjacent to the southern boundary along an east/west axis. This footpath connects to further footpaths to the south east of the site. Views from these footpaths are filtered by intervening vegetation that is characteristic as a field boundary in the area. Views from within the settlement are generally screened by intervening built form and vegetation. This generally limits the visual envelope to southerly and easterly orientations.			
Evaluation:		Medium/Low Sensitivity	
Justification: The parcel has some susceptibility to change through housing development given its undeveloped character and legibility as a continuation of the pastoral field network present around the settlement. The adjacent residential development on two sides of the parcel provides a built context to the neighbouring landscape. In combination with the existing farm complex to the east the parcel is enclosed on three sides by built form. Its redevelopment for residential use would be unlikely to be seen as a protrusion into this nationally valued National Landscape. Given this level of containment and the existing context that the parcel is located within, the landscape sensitivity of the parcel is considered to be Low/Medium. There is also the opportunity to deliver Green Infrastructure enhancement within the parcel. Access from the parcel to the public footpath network could be provided and increased planting would soften the settlement edge and aid in the assimilation of the development into the landscape.			
Landscape Context			
National Character Area:		National Character Area 107: Cotswolds	
Landscape Character Type:		Landscape Character Type: 17	
Landscape Character Area:		Landscape Character Area: 17A Vale of Bourton	
Historic Landscape Character:		-	
Constraints/Designations:			

Landscape: Cotswolds National Landscape

Historic: No listed buildings within the parcel or vicinity. No Conservation Area in the vicinity of the parcel. The site is located 130m to the north of a Scheduled Monument (Iron Age fortified enclosure known as Salmonsbury Camp). The site has some level of screening from the Scheduled Monument provided by the trees, which run along the south-eastern boundary. However, further specialist assessment is needed to understand whether the development of this site will affect the setting of the Scheduled Monument.

Biodiversity: The site is located within the Cotswolds Valleys Nature Improvement Area. It is also located adjacent to Priority Habitat land (coastal and floodplain grazing marsh). The site is also located within a Site of Special Scientific Interest (SSSI) Impact Zone for residential development of 50 or more houses outside existing settlements/urban areas.

A Gloucestershire Wildlife Trust Nature Reserve is located 250 meters to the east. This is a SSSI. This reserve is already under pressure from too many people. Earlier developments in the area provided some mitigation contributions towards the reserve. This proposal would have to provide alternative natural greenspace or work up a mitigation programme for the reserve.

The main part of the site is grazed improved grassland. The balancing pond may support Great Crested Newts and other species. The site survey was undertaken in the month of January, which is sub-optimal for ecological assessment. The site is adjacent to priority habitat grassland.

The boundaries are of significantly more interest. The south-eastern boundary has a tall hedge with a drainage ditch running along its course. The north-western boundary has the recently installed SuDS of the adjacent housing development, as well as young native species planting. The south-western and south-eastern boundaries also have tall hedges, which link into the surrounding hedgerow network. These all have the potential to be habitat and breeding grounds for protected species (Mistle Thrush were observed on the site visit).

The pre-existing access into the site mean the site could be developed without having to remove any hedgerows. The surrounding hedgerows could also be retained within a well-designed scheme. The development of this site would be required to deliver biodiversity net gains.

Other (floodplain, PRowS): No PRow within the parcel. Bourton-on-the-Water Restricted Byway 9 is present along the south-eastern boundary. Further PRow are present within the local area.

Site Reference: B57		Settlement: Bourton-on-the-Water	
Description: The 3.34 ha site is located to the north of Bourton-on-the-Water, to the east of the A429 Fosse Way and to the north of Bourton Industrial Estate. It forms part of two larger fields used for arable farming – there is no defined northern boundary. A planning permission for an extension to Bourton Industrial Estate is under construction to the south-west (ref: 18/04764/REM). The A429 Fosse Way is located to the west with a tree plantation and farmland beyond. A brook is located to the north with farmland beyond. The disused track bed of the former Cheltenham to Kingham railway line abuts the eastern boundary with farmland beyond. Beyond the northern and eastern boundaries is a continuation of the characteristic pastoral landscape that surrounds Bourton-on-the-Water. To the south is the industrial estate and the main body of the settlement. To the west is the A429 with further fields beyond. The north of Bourton is generally defined by 20th and 21st century residential and industrial development. No Public Rights of Way (PRoW) are present within the parcel but they are present within the local landscape to the north and west. Views from these footpaths are filtered by varying levels of intervening vegetation. Views from the settlement are generally screened by intervening built form.			
Evaluation:		Overall Rating: Medium	
Justification: The parcel has some susceptibility to change through industrial development due to its settlement edge location and position within the undeveloped agricultural surroundings of Bourton-on-the-Water. The neighbouring industrial development provides some built context to the local landscape, while the A429 provides some impact to perceptual qualities. No public access is provided to the parcel and views towards from vantage points are filtered and screened by intervening features. The landscape sensitivity of the parcel is considered to be Medium. This is due to the undeveloped and open nature of the parcel, which is characteristic of the farmland around the settlement. The parcel is located within the nationally valued Cotswolds National Landscape but the presence of adjacent industrial development and perceptual detractors in the vicinity has been considered.			
Landscape Context:			
National Character Area:		National Character Area 107: Cotswolds	
Landscape Character Type:		Landscape Character Type: 17	
Landscape Character Area:		Landscape Character Area: 17A Vale of Bourton	
Historic Landscape Character:		-	
Constraints/Designations:			
Landscape: Cotswolds National Landscape			
Historic: No listed buildings within the parcel or vicinity. No Conservation Area near the parcel.			

Biodiversity: The River Eye Local Wildlife Site forms part of the north-western boundary. The river is a wildlife corridor where otters are present. The river corridor received enhancements as part of the industrial estate extension.

The entire site is also identified as Priority Habitat (coastal and floodplain grazing marsh) and is completely within the Cotswold Valleys Nature Improvement Area. Furthermore, the site is within a Site of Scientific Interest (SSSI) Risk Zone, where large developments may have an impact on an SSSI. There are links between the site and the SSSI provided by the River Eye.

An Ecological Assessment report was completed by FPCR for the industrial estate extension. This drew on surveys undertaken in 2014 but its results are indicative of the types of wildlife, which may be present. This report found Great Crested Newts to be present. B57 was identified as an area for improvement to help mitigate against the impacts of the industrial estate extension and is to receive mitigation measures for that development. Part of B57 was also identified as an area where grassland would be enhanced. A badger sett was found in the north-east corner of the industrial estate extension application site and provisions were made to protect the badgers – B57 will be part of the foraging area for the badgers.

The trees and hedgerows which surround the site may provide further habitat for protected species, such as nesting birds and bats. There is also an uncultivated patch of grassland to the north of the site, which may be of ecological interest.

The development of this site is likely to impact on biodiversity through additional lighting, pollution and disturbance. Furthermore, the floodplain grazing marsh is a functional habitat, which cannot be recreated or mitigation measures provided to counteract the harm.

The trees within the site are restricted to the boundaries, albeit the site's northern boundary has no trees. The trees are mainly located within outgrown hedgerows.

An Ash tree is located in the south-east corner, which is protected by a Tree Preservation Order. The trees within the river corridor to the north-east have particular value as part of a wildlife corridor. The trees that follow the course of the former railway line to the east have a similar function.

Other (floodplain, PRoW): No PRoW within the parcel. Parcel within Flood Zone 2 and 3B. However, a detailed flood risk assessment (BWB, September 2016) was undertaken as part of the approved planning application for the extension to Bourton Industrial Estate (ref: 18/04764/REM). This demonstrates that the area within B57 has low flood risk.

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 11 – Broadwell



COTSWOLD
District Council

Settlement character

- 1.1 Broadwell is a small village located 2.5km north of Stow-on-the-Wold on the A429 which runs from Cirencester to Stow-on-the-Wold. The settlement is located just off the Fosse Way nestled near a tributary to the River Evenlode.
- 1.2 The village is centred around one of the most expansive village greens in the Cotswolds. The Church of St Paul dating from the 12th century stands prominently at the upper end of the village near the spring. A gentle tributary of the River Evenlode flows through the village, crossed by a shallow ford.

Landscape character

- 1.3 The settlement is within the Cotswolds National Character Area 107. Broadwell is classified within the High Wold Dip-Slope and Settled Farmlands landscape types. These landscape types reflect Broadwell's position within a gently undulating rural setting.
- 1.4 The village is set within a gently sloping terrain, with modest sized fields enclosed by dry-stone walls and hedgerows. Along the watercourses the area is interspersed with woodland blocks and riparian vegetation.

Relationship of the settlement with the surrounding landscape

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

Positive

- The expansive village green, ford, stream and surrounding limestone buildings create one of the most distinctive and attractive village centres within the Cotswolds.
- The historic core is well integrated into the surrounding landscape, with the Church of St Paul forming an important landmark within both the settlement and wider countryside.

Negative

- Some modern development on the settlement edge is less closely related to the historic village form and character.
- The A429 corridor introduces traffic movement and associated infrastructure which can detract from the otherwise tranquil rural character of the settlement.

- Incremental domestication of village edges through ornamental planting, suburban boundary treatments and garden extensions has locally weakened the transition between settlement and countryside.

Landscape sensitivity considerations

- 1.6 Broadwell exhibits generally high landscape sensitivity due to the strong relationship between the settlement, the River Evenlode, the extensive village green and the surrounding agricultural landscape.
- 1.7 The village occupies a transitional position between the High Wold Dip-Slope and the lower lying pastoral landscapes of the Evenlode Valley. The surrounding countryside is characterised by a network of hedgerows, modest field sizes, pasture land and limited woodland cover which collectively contribute to a strongly rural character.
- 1.8 The village green, stream corridor and associated open spaces are particularly sensitive to change as they form the defining elements of the settlement's character and contribute significantly to its landscape setting.
- 1.9 The limited woodland cover, sparse settlement pattern and visibility from surrounding higher ground increase the sensitivity of the wider landscape to development. Development on exposed settlement edges has the potential to affect the village's relationship with the surrounding countryside and alter important views.
- 1.10 The setting of St Paul's Church, the Conservation Area and numerous listed buildings is also highly sensitive due to the contribution these assets make to the historic character and visual identity of the settlement.
- 1.11 Whilst limited opportunities may exist for carefully designed development closely related to the existing built framework, development should avoid open land associated with the village green, stream corridor and visually sensitive settlement edges.

Constraints to be taken into account

- 1.12 The constraints are shown on Figure A2 and are summarised below:
 - Cotswolds National Landscape.
 - Broadwell Conservation Area.
 - Listed buildings and their settings, including St Paul's Church.
 - The River Evenlode corridor, associated stream and ford.

- The extensive village green and associated open spaces.

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 village green, stream corridor and ford which form the defining landscape features of the settlement.
- Areas immediately adjoining the historic core where development would adversely affect the character and appearance of the Conservation Area or the setting of heritage assets.
- Open land that contributes significantly to the rural setting of the village and the appreciation of its historic form.
- Prominent settlement edges and visually exposed land visible from surrounding higher ground.

Areas for environmental improvement

- Conservation and enhancement of the stream and riparian habitats associated with the River Evenlode tributaries.
- Management and replacement of mature riverside and hedgerow trees.
- Reinforcement of native hedgerow networks and traditional field boundaries. Conservation and restoration of traditional dry stone walls.
- Enhancement of biodiversity through improved habitat connectivity between grassland, hedgerows and riparian habitats.
- Conservation of the village green and associated open spaces as key landscape features.

Figure A1: Context and Landscape Character Types and Areas

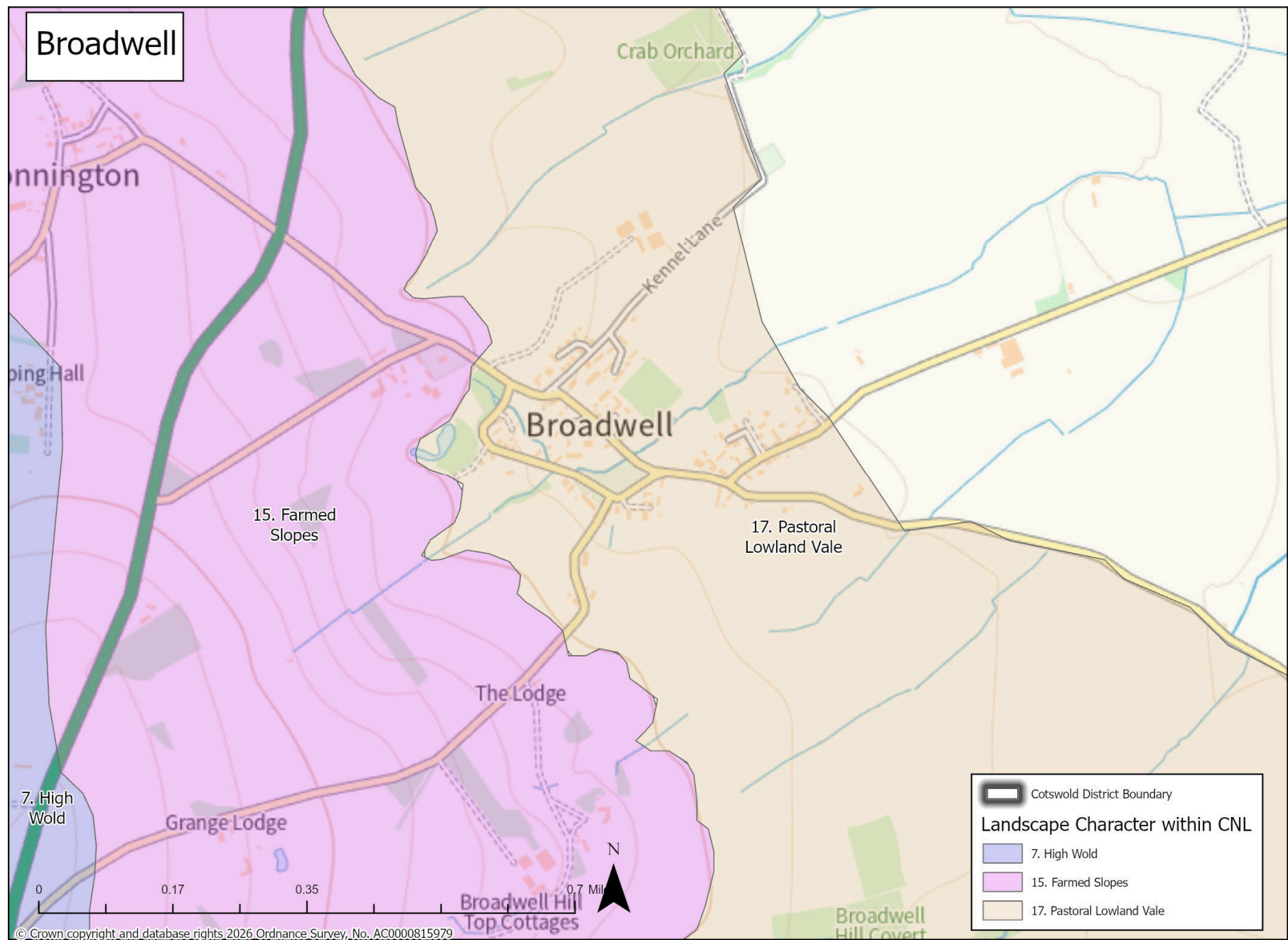


Figure A2: Constraints and Designations

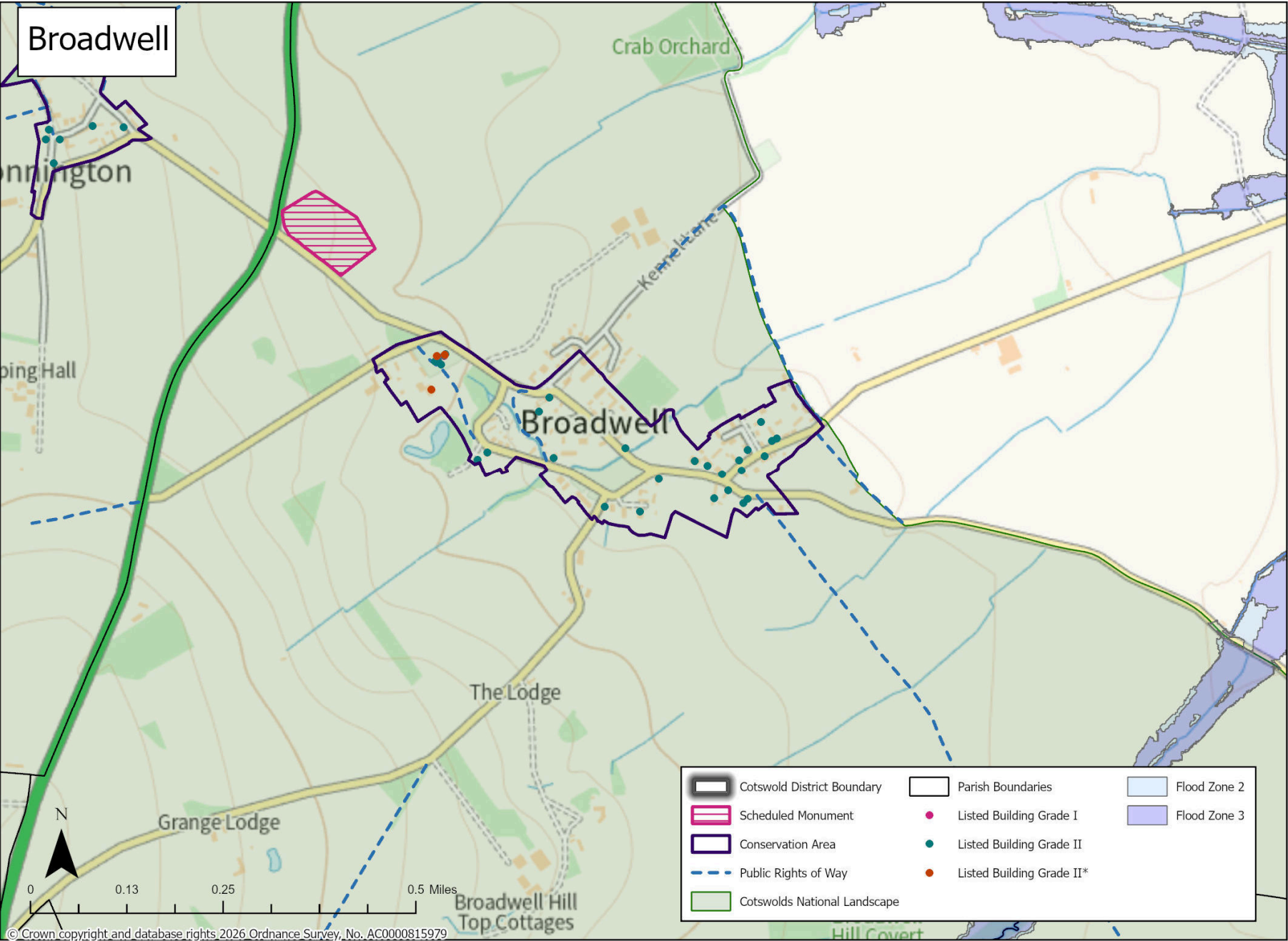
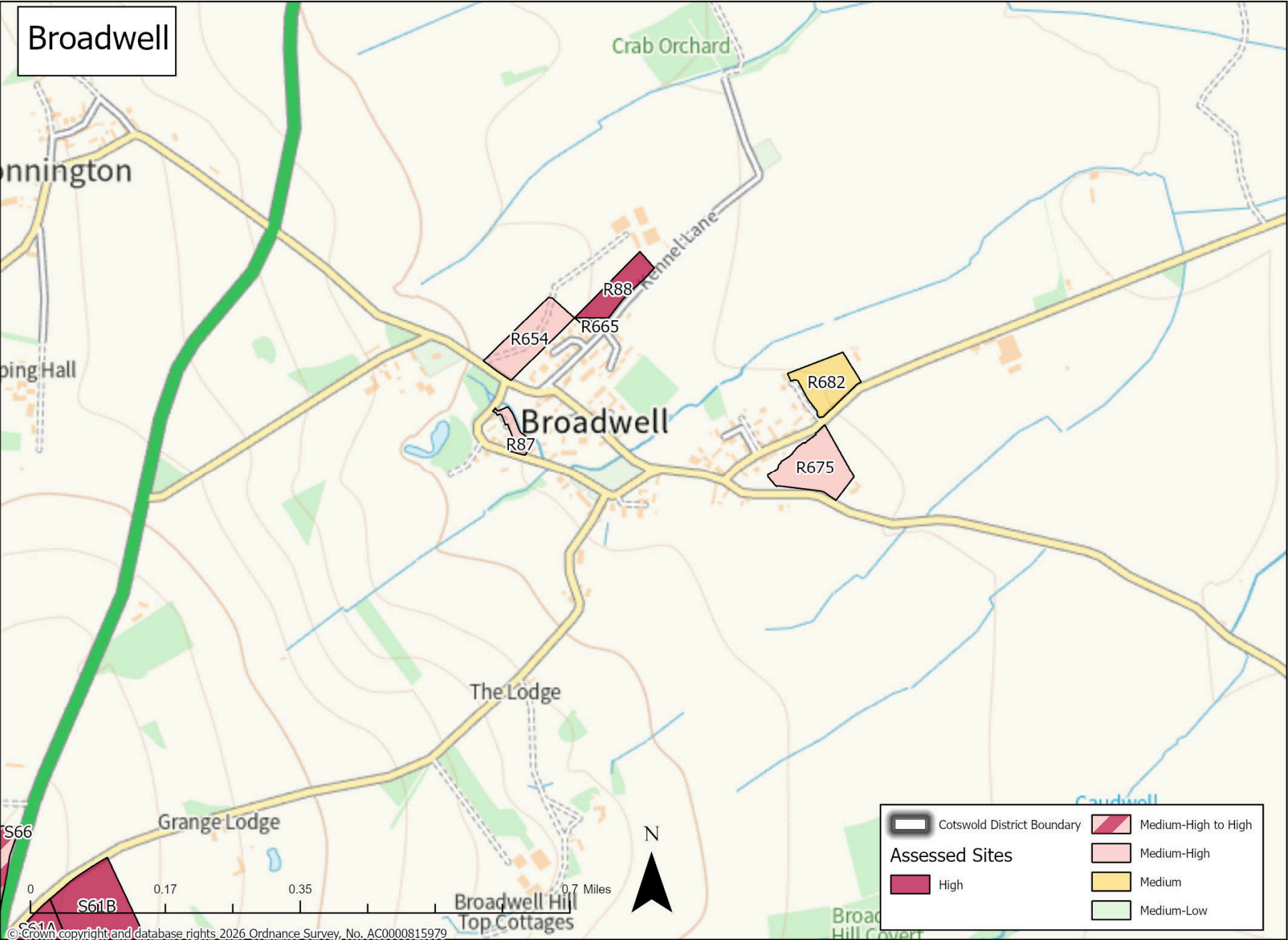


Figure A3: Assessed Sites and Site Sensitivity



Stage 1 Assessments

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

Criteria Category	Indicator	R87	R88	R654	R665	R675
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: R87		Settlement: Broadwell	
Description:			
The site lies on an unnamed road off Kennel Lane, north-west of the Fox Inn, positioned between Brookside Cottage to the east and Whispers to the west. It comprises grassland that sits slightly elevated compared to the adjoining spring and footpath corridor, though broadly aligned with surrounding dwellings. Public Footpath 9 runs immediately outside the site along the eastern and northern boundaries, following the course of a spring. Here, the landform steps down into a lower, enclosed corridor lined with a strong tree belt and sections of retained stone wall. The footpath is enclosed and tranquil, with filtered views of the site likely in winter months when vegetation is thinner. The south-western boundary is formed by a vegetated lane, providing partial screening but also open to private views from nearby dwellings. The site lies within the Pastoral Lowland Vale Landscape Character Type (LCT) and more locally the Vale of Bourton Landscape Character Area (LCA 17A), characterised by settled pastoral valleys, hedgerows, and meadowland around historic village cores. It also lies within the Cotswolds National Landscape, where enclosed valley pastures, vernacular village settings, and tranquil, well-vegetated lanes contribute to the area’s special qualities of rural beauty and settlement containment.			
Evaluation:		MEDIUM-HIGH SENSITIVITY	
Justification: R87 is assessed as having Medium-High sensitivity, principally due to its location within the Broadwell Conservation Area, its proximity to multiple listed buildings, and its relationship to PRow Footpath 9 along the spring corridor. The grassland, mature boundary vegetation, and stone walling contribute to the site’s natural and historic character, while the enclosed, peaceful quality of the adjoining footpath adds perceptual sensitivity. Although the site aligns with existing dwellings and is partly enclosed, reducing wider visibility, its heritage context and experiential qualities increase susceptibility to change. Development would likely be perceived as infill, but would diminish openness and alter the rural, verdant character that defines this part of Broadwell.			
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 meadow and enclosure within Conservation Area, adjacent to listed buildings and traditional stone-built dwellings.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Within the Broadwell Conservation Area; adjacent to The Gables (Grade II), with Red Hills Farm (Grade II) and Lenthalls (Grade II) nearby. Biodiversity: Grassland, tree belts and riparian vegetation offer habitat diversity. Other (floodplain, PRowS): Footpath 9 runs along eastern and northern boundaries, following the spring corridor.	

Site Reference: R654		Settlement: Broadwell	
Description:			
The site forms part of a rolling agricultural landscape on the edge of Broadwell, rising gently to the north-west. It is bounded to the south-west by Donnington Lane, where a drystone wall and mature trees define the roadside edge. An access lane serving agricultural buildings runs through the site, introducing a functional rural feature and dividing the land into parcels further defined by a hedgerow.			
The site adjoins the Broadwell Conservation Area to the south-west and lies close to a number of listed buildings, including the Church of St Paul (Grade II)*, which is visible from within the site and forms a prominent landmark in views across the landscape. To the south-east, the site is overlooked by private residential properties along The Leasows, introducing localised private visual sensitivity. Small pylons also cross the site, adding a minor visual detractor.			
The land is pastoral and rises away from the settlement, with strong boundary features and scattered trees contributing to a structured but open rural character. Although the site is not crossed by PRowS, the site is visible from Donnington Lane and, its elevated position and proximity to the Conservation Area mean it plays an important role in the setting of Broadwell and its historic core. The site lies within the Pastoral Lowland Vale LCT, more locally the Vale of Moreton LCA (17B), and within the Cotswolds National Landscape, where gently rolling landform, historic settlement settings, and rural tranquillity are key special qualities.			
Evaluation:		MEDIUM-HIGH SENSITIVITY	
Justification:			
R654 is assessed as having Medium-High sensitivity, reflecting its rising landform, scale, and strong relationship with the historic core of Broadwell. The site forms part of the agricultural setting of the village and contributes to views towards and from the Church of St Paul and the adjoining Conservation Area. Development on this land would be more prominent than nearby modern development due to its elevation and extent.			
While the site shares some characteristics with adjacent modern settlement edges, its proximity to designated heritage assets increase susceptibility to change. The pastoral character, legibility of historic enclosure patterns, and contribution to the wider rural setting within the Cotswolds National Landscape further elevate sensitivity.			
Landscape Context:			
National Character Area:		NCA 107 – Cotswolds	
Landscape Character Type:		Pastoral Lowland Vale	
Landscape Character Area:		17B – Vale of Moreton	
Historic Landscape Character:		A2M Former unenclosed cultivation now enclosed.	

Constraints/Designations:

Landscape: Cotswolds National Landscape

Historic: Adjoins the Broadwell Conservation Area. Close proximity to listed buildings including the Church of St Paul (Grade II*) 1089777.

Biodiversity: Pastoral grassland with hedgerows and mature trees providing habitat value

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

Site Reference: R665		Settlement: Broadwell	
Description: The site is a very small parcel of land located at the northern end of Kennel Lane, on the northern edge of Broadwell. It comprises a small group of unmanaged trees and shrubs, forming a lightly vegetated area within an otherwise semi-urban setting. The site is bordered by residential properties to the south and east, which overlook the land and establish a clear relationship with the existing street structure. An area of hardstanding lies adjacent, reinforcing the site’s association with the developed edge of the settlement. To the north, open agricultural land, although the site itself reads as part of the settlement fringe rather than the wider countryside. The site is not adjacent to the Broadwell Conservation Area. It is not located within Flood Zones 2 or 3 and is not crossed by any PRoWs. The site lies within the Pastoral Lowland Vale LCT, more locally the Vale of Moreton LCA (17B), and within the Cotswolds National Landscape.			
Evaluation:		MEDIUM-LOW SENSITIVITY	
Justification: R665 is assessed as having Medium-Low sensitivity, reflecting its small scale, semi-urban character, and close integration with existing residential development. Although the site contains trees and shrubs that provide some ecological value, this is limited in extent and does not form part of a wider or distinctive landscape feature. The site does not contribute to the setting of the Conservation Area or to key views within the Cotswolds National Landscape. Development would be experienced as minor infill within the existing settlement edge, rather than an extension into open countryside.			
Landscape Context:			
National Character Area:		NCA 107 – Cotswolds	
Landscape Character Type:		Pastoral Lowland Vale	
Landscape Character Area:		17B – Vale of Moreton	
Historic Landscape Character:		G4 Towns, villages and hamlets. Existing settlement extent with limited historic landscape legibility.	
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Not within or adjacent to the Broadwell Conservation Area. No listed buildings nearby Biodiversity: Small area of unmanaged trees and shrubs providing some habitat value Other (floodplain, PRoWS): Not located within Flood Zones 2 or 3. No PRoWs within or adjoining the site.			

Site Reference: R675	Settlement: Broadwell
Description: Site R675 comprises an arable field located between Chapel Street and Broadwell Road on the western edge of Broadwell. The site occupies a relatively flat parcel of agricultural land that forms part of the rural landscape surrounding the village. The western boundary is arbitrary in nature, extending through the wider field parcel. PRow Footpath 6 runs immediately beyond this boundary, accompanied by a small electricity pylon route. Existing residential properties fronting Chapel Street define the northern and north-eastern boundaries, whilst the southern boundary is characterised by fragmented hedgerow, shrubs and scattered trees that provide partial enclosure. Although the site is influenced by adjoining residential development, it retains a clear agricultural character and contributes to the open rural landscape surrounding Broadwell. The site is visible from adjacent residential properties, Chapel Street, Broadwell Road and PRow Footpath 6, where it forms part of the immediate countryside setting experienced by users of the public right of way. The site adjoins the Broadwell Conservation Area along its western and north-western boundaries and contributes directly to the setting of Tally Ho House (List Entry: 1089786) and The Old Bakery (List Entry: 1303636). The open agricultural character of the site forms part of the rural setting in which these heritage assets are experienced. The site lies within the Cotswolds National Landscape, within National Character Area 107 – Cotswolds, the Pastoral Lowland Vale Landscape Character Type and Landscape Character Area 17B Vale of Moreton. Historically, the site lies within Historic Landscape Character Type A2m – Former unenclosed cultivation now enclosed, characterised by less irregular enclosure patterns partly reflecting former unenclosed cultivation patterns within an area of rich wet grassland.	
Evaluation:	MEDIUM-HIGH SENSITIVITY
Justification: The site forms part of the agricultural landscape on the western edge of Broadwell and contributes positively to the rural setting of the village within the Cotswolds National Landscape. Although adjoining existing residential development, the site retains a distinct agricultural character and continues the pattern of open farmland beyond the settlement edge. The relatively flat landform limits long-distance prominence. However, the site is readily visible from surrounding residential properties, Chapel Street, Broadwell Road and PRow Footpath 6. Development would therefore be experienced by a range of visual receptors and would alter the open agricultural character currently experienced from these locations.	

Historic character is an important consideration. The site adjoins the Broadwell Conservation Area and forms part of the rural setting of Tally Ho House and The Old Bakery. The undeveloped agricultural land contributes to the appreciation of these heritage assets by maintaining their historic relationship with the surrounding countryside.

Whilst existing residential development provides some visual association with the settlement, development would nevertheless extend built form into the agricultural landscape and reduce the distinction between the village edge and surrounding countryside. The fragmented vegetation along the southern boundary provides only partial containment, meaning built development would remain apparent in local views.

The site contributes to several of the recognised special qualities of the Cotswolds National Landscape, including its pastoral agricultural landscape, historic field pattern, traditional settlement form and the strong relationship between villages and their surrounding countryside.

Overall, whilst the site is relatively contained by adjacent development and vegetation, its contribution to the setting of the Conservation Area and listed buildings, visibility from the adjoining PRow and surrounding roads, and its role as part of the open agricultural landscape result in an overall judgement of Medium-High landscape sensitivity.

Landscape Context:

National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Pastoral Lowland Vale
Landscape Character Area:	17B Vale of Moreton
Historic Landscape Character:	A2m – Former unenclosed cultivation – now enclosed

Constraints/Designations:

Landscape: Located within the Cotswolds National Landscape and adjacent to the Moreton-in-Marsh Surrounds Special Landscape Area
Historic: Adjoins Broadwell Conservation Area. Within the setting of Tally Ho House (List Entry: 1089786) and The Old Bakery (List Entry: 1303636)
Biodiversity: Fragmented hedgerows, shrubs and scattered trees along the southern boundary
Other (floodplain, PRowS): Outside Flood Zones 2 and 3. PRow Footpath 6 runs immediately beyond the western boundary. Small electricity pylon route follows the western field edge.

Site Reference: R682	Settlement: Broadwell
Description: Site R682 is located on the north-eastern edge of Broadwell and comprises a relatively flat pastoral field immediately beyond the existing settlement boundary. The site is enclosed by a combination of traditional boundary features including timber post and rail fencing along the western boundary, post and rail fencing with shrubs and mature trees along Chapel Street to the south, and a mature hedgerow defining the eastern boundary. A single residential property lies immediately east of the site and overlooks the field. The western boundary adjoins the access track serving existing residential properties, with PRow Bridleway 4 running immediately beyond this boundary. Existing dwellings along the access track have direct views across the site. The northern boundary is arbitrary in nature, extending through the wider field parcel. The site is relatively well contained by existing vegetation and surrounding built form. Whilst it lies beyond the defined settlement boundary, existing residential development to both the west and east provides a degree of visual association with the village and reduces the perception of the site as an isolated extension into the countryside. Views of the site are generally localised and are primarily experienced from Chapel Street, neighbouring residential properties and users of PRow Bridleway 4. Wider visibility is limited by the relatively flat landform and strong boundary vegetation. The site lies within the Moreton-in-Marsh Surrounds Special Landscape Area and adjoins the Cotswolds National Landscape along its western boundary. It also adjoins the Broadwell Conservation Area to the west, where the open pastoral landscape contributes to the rural setting of the historic settlement.	
Evaluation:	MEDIUM SENSITIVITY
Justification: The site forms part of the pastoral landscape on the north-eastern edge of Broadwell and contributes to the transition between the village and the surrounding countryside. Although located outside the existing settlement boundary, the site is closely associated with existing residential development to both the west and east, which reduces the perception of the site as an isolated or detached parcel of countryside. The relatively flat landform and strong boundary vegetation provide a good degree of containment, limiting wider visibility and reducing the prominence of the site within the surrounding landscape. Public views are generally confined to Chapel Street, neighbouring residential properties and users of PRow Bridleway 4 immediately adjacent to the western boundary.	

The site nevertheless contributes to the rural setting of the adjoining Broadwell Conservation Area and forms part of the landscape context to the adjacent Cotswolds National Landscape. Development would alter the existing relationship between the settlement edge and surrounding pastoral landscape and would introduce built form into an area that currently retains an open rural character.

The site also contributes to the character of the Moreton-in-Marsh Surrounds Special Landscape Area through its pastoral land use and established hedgerow boundaries. However, unlike more visually exposed or elevated sites, the contained nature of the field and its close relationship with the existing settlement limit the extent of landscape effects.

Overall, whilst development would extend the settlement edge and result in the loss of a pastoral field, the relatively enclosed character of the site, limited public visibility and close association with existing built form mean that landscape effects would be relatively localised. Consequently, the site is considered to have Medium landscape sensitivity.

Landscape Context:

National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Clay Vale
Landscape Character Area:	17B Vale of Moreton
Historic Landscape Character:	

Constraints/Designations:

Landscape: Adjoins the Cotswolds National Landscape and located in the Moreton-in-Marsh Surrounds Special Landscape Area
Historic: Adjoins Broadwell Conservation Area along the western boundary
Biodiversity: Pastoral grassland with mature hedgerows, shrubs and trees forming strong boundary features
Other (floodplain, PRowS): Outside Flood Zones 2 and 3. PRow Bridleway 4 runs immediately beyond the western boundary.

Landscape Assessment of land surrounding settlements in Cotswold District

Appendix 12 - Chedworth



COTSWOLD
District Council

Settlement character

- 1.1 Chedworth is a historic village located approximately 13km north of Cirencester within the upper reaches of the River Coln catchment. The settlement occupies a sheltered position within a network of valleys and dry valleys characteristic of the central Cotswolds.
- 1.2 The village is notable for its dispersed form, comprising a number of historic clusters including the areas around St Andrew's Church, the Manor House, the former school and the valley-side lanes that connect them. This fragmented settlement pattern reflects the influence of topography and the historic evolution of the village within the valley landscape.
- 1.3 Chedworth possesses a rich historic environment, including numerous listed buildings and the nearby Roman Villa, one of the most important surviving Roman sites in Britain. The historic relationship between the village, the Roman Villa, the surrounding farmland and the valley landscape remains readily apparent and contributes strongly to local distinctiveness.
- 1.4 The village retains a predominantly rural character, with traditional limestone buildings, stone boundary walls, mature trees and a network of narrow lanes combining to create a strong sense of place.

Landscape character

- 1.5 The settlement lies within the Cotswolds National Character Area 107 and the Cotswolds National Landscape.
- 1.6 The village occupies land within the High Wold Dip-Slope Valley landscape character type, specifically the Middle Coln Valley, whilst the surrounding elevated landforms are associated with the High Wold Plateau landscape. The resulting landscape is characterised by a combination of intimate pastoral valleys and elevated open farmland.
- 1.7 The valley landscape comprises well-defined concave valley landforms, pastoral fields, woodland belts, mature trees and sheltered valley bottoms containing historic settlements and watercourses. These landscapes are generally enclosed, intimate and visually contained.
- 1.8 The surrounding High Wold Plateau forms a broad elevated landscape characterised by large arable fields, dry stone walls, sparse settlement, extensive views and a strong sense of tranquillity. The elevated plateau

provides an important visual backdrop to the village and contributes significantly to its rural setting.

Relationship of the settlement with the surrounding landscape

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

Positive

- The village is closely integrated with the valley landform, occupying sheltered locations amongst folds in the landscape which create a strong sense of enclosure and containment.
- The surrounding valley sides, woodland belts and mature vegetation provide an attractive and distinctive setting to the settlement and help integrate built form into the wider landscape.
- The dispersed historic settlement pattern reflects the topography and contributes positively to the village's rural character.
- The surrounding High Wold Plateau provides an important undeveloped backdrop to the settlement and allows appreciation of the village within its wider landscape context.
- The Roman Villa, historic field patterns, stone walls and traditional agricultural landscape create strong visual and cultural connections between the settlement and surrounding countryside.

Negative

- Some modern development lacks the organic relationship with the landscape that characterises the historic parts of the village.
- Highway infrastructure, parked vehicles and associated domestic features can locally detract from the rural and historic character of the settlement.
- In places, incremental domestication of rural edges through garden extensions, ornamental planting and suburban boundary treatments has weakened the transition between village and countryside.

Landscape sensitivity considerations

- 1.10 Chedworth is highly sensitive to change due to the strong relationship between the settlement, the valley landform, the surrounding High Wold landscape and its exceptional historic environment.
- 1.11 The valley sides surrounding the village are particularly sensitive as they form the immediate setting of the settlement and contribute to views into and out of the village. Development on these slopes would be prominent and could erode the intimate and secluded character of the valley landscape.
- 1.12 The surrounding High Wold Plateau is also highly sensitive due to its elevated and open character, extensive intervisibility and strong sense of tranquillity. Development on the plateau edges would have the potential to affect the wider setting of the village and be visible across a broad area.
- 1.13 Land associated with the Roman Villa, St Andrew's Church, the Conservation Area and other heritage assets is particularly sensitive due to the contribution these areas make to the significance and character of the settlement.
- 1.14 The rural approaches to the village, the network of narrow lanes and the undeveloped valley landscape are important components of local character and are sensitive to suburbanising influences.
- 1.15 Limited opportunities may exist for small-scale development closely related to the existing built framework of the village where proposals can be accommodated without harming the landscape setting, historic character or wider National Landscape.

Constraints to be taken into account

- 1.16 The constraints are shown on Figure A2 and are summarised below:
 - Cotswolds National Landscape.
 - Chedworth Conservation Area.
 - Listed buildings and their settings.
 - Scheduled Monument and setting of Chedworth Roman Villa.
 - Floodplain and watercourse corridors.

Areas where development is not suitable

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

- Valley sides which form the immediate landscape setting of the settlement.
- Prominent elevated land associated with the High Wold Plateau.
- Land closely associated with the Roman Villa and its setting.
- Areas immediately adjoining the historic core of the village where development would adversely affect the character or appearance of the Conservation Area.
- Floodplain areas and undeveloped valley bottom landscapes.
- Areas containing important woodland, species-rich grassland or historic landscape features.

Areas for environmental improvement

1.18 The following environmental improvements are suggested:

- Conservation and restoration of traditional dry stone walls and historic field boundaries.
- Management and enhancement of woodland edges, hedgerows and mature trees.
- Conservation and interpretation of the Roman Villa setting and associated historic landscape features.
- Enhancement of riparian habitats and watercourse corridors.
- Conservation of dark skies through sensitive lighting management.

Figure A1: Context and Landscape Character Types and Areas

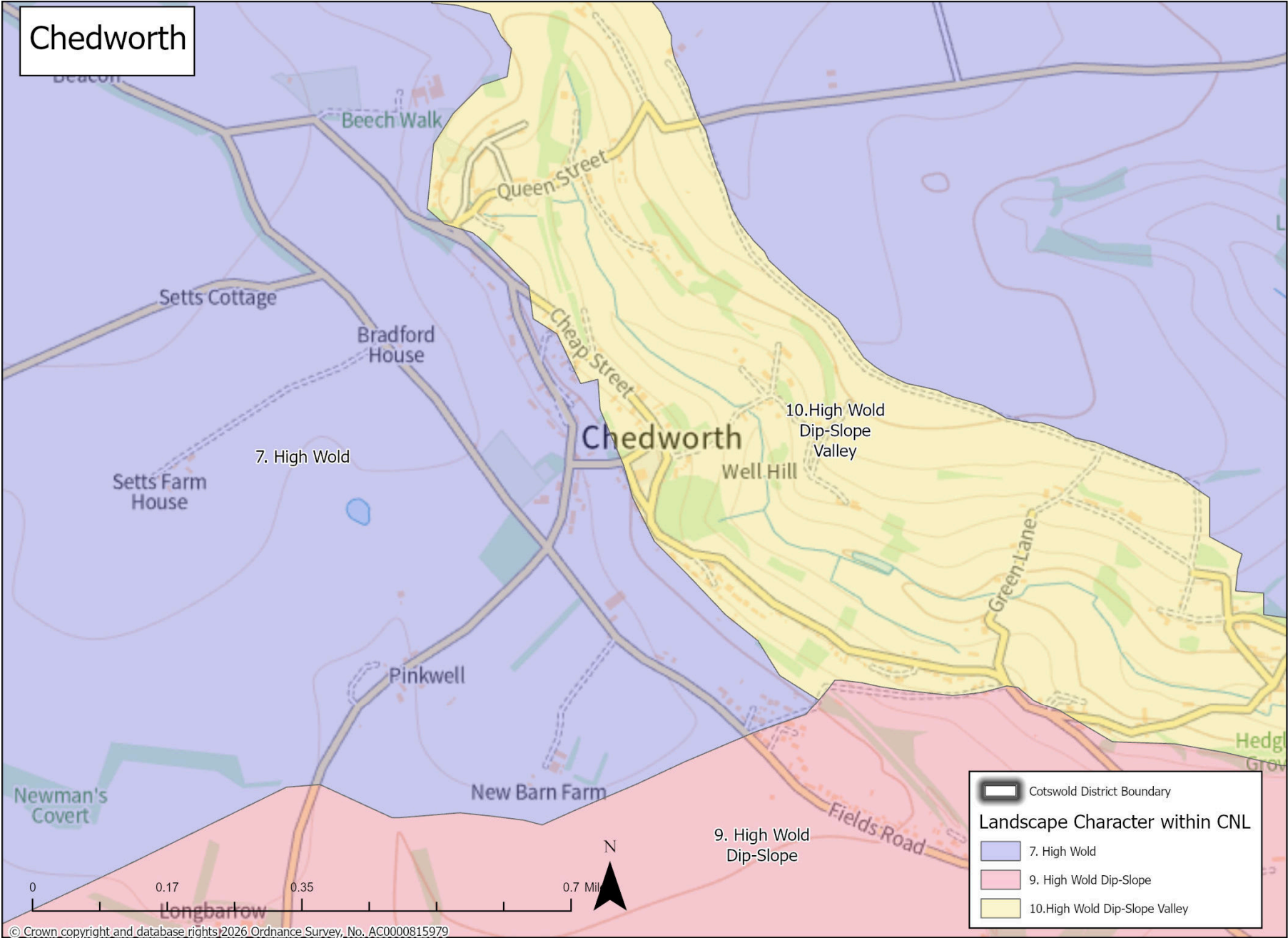


Figure A2: Constraints and Designations

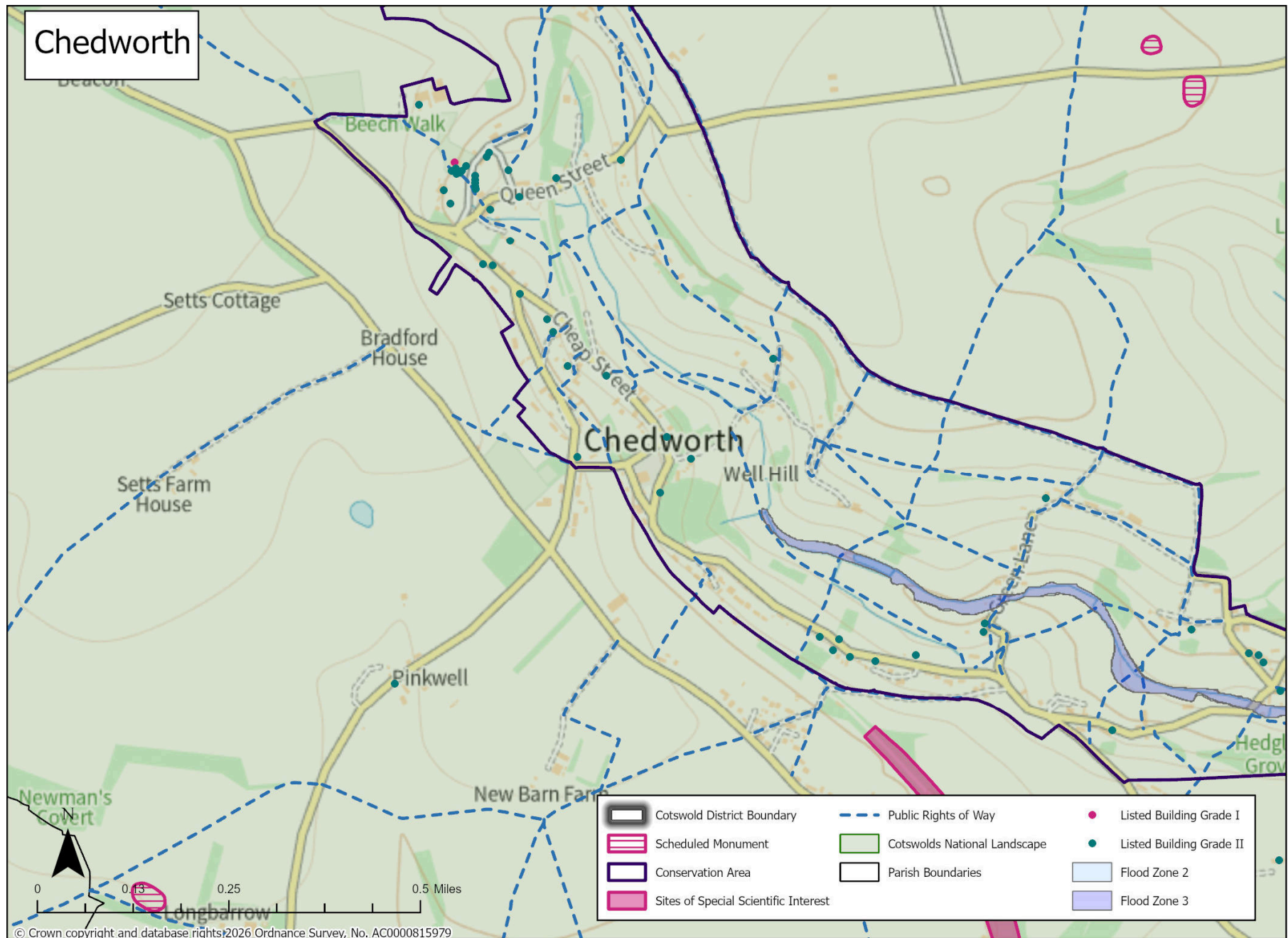
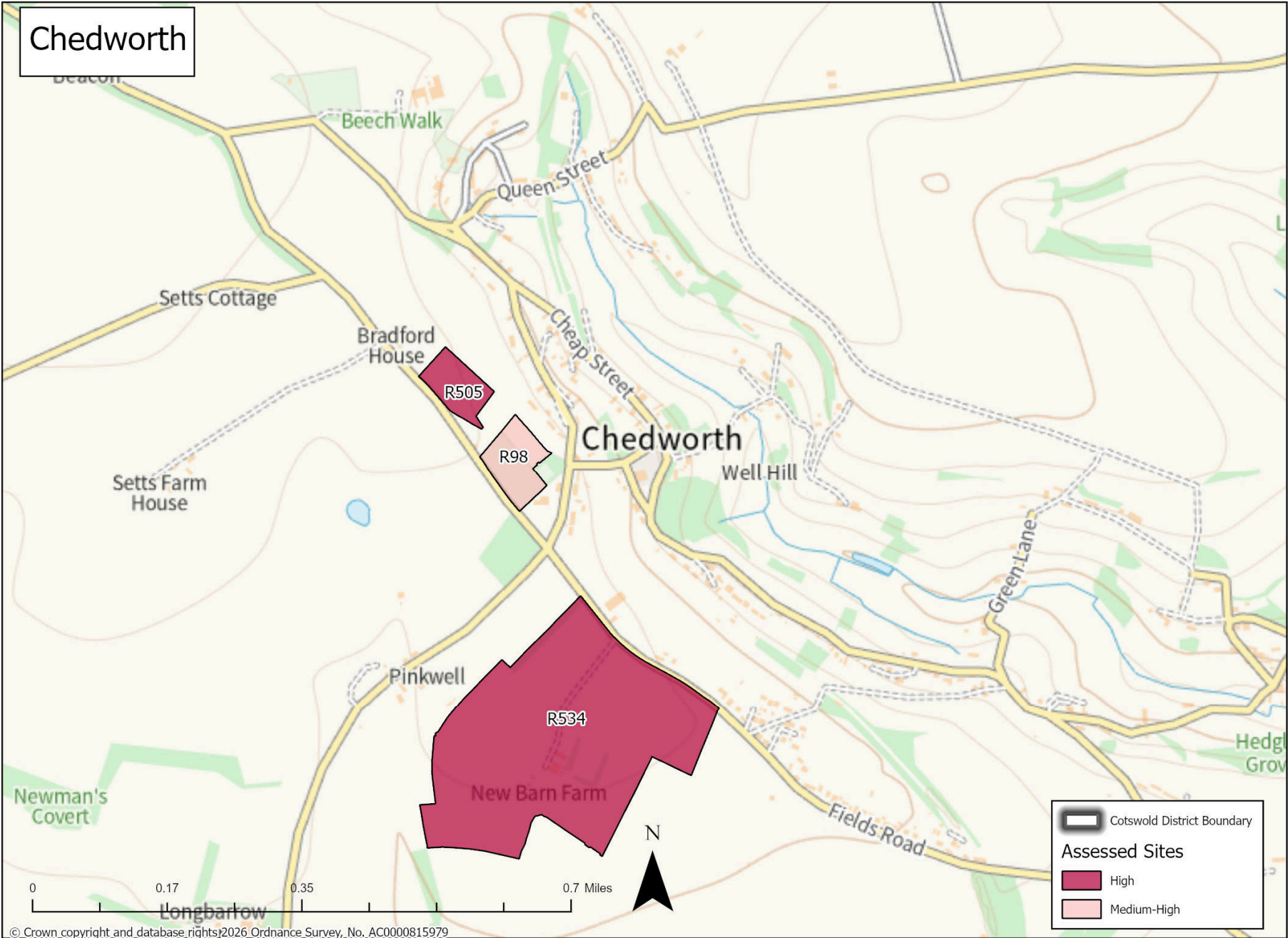


Figure A3: Assessed Sites and Site Sensitivity



Stage 1 Assessments

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

Criteria Category	Indicator	R98	R505	R534
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
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Stage 2 Assessments

Site Reference: R98	Settlement: Chedworth
Description: Site R98 comprises part of the existing playing fields located on the northern edge of Chedworth, immediately north of the Village Hall. The site is bordered by Fields Road to the west, residential properties to the east, and agricultural land to the north and west. The site itself is open in character and currently accommodates recreational uses, including football goal posts, with tennis courts located adjacent to the site. The western boundary along Fields Road is relatively open, defined by a post and rail fence with occasional standalone trees and shrubs. Beyond this boundary, the landscape transitions into pastoral farmland. In contrast, the eastern boundary adjoining existing residential development is more vegetated and provides a greater degree of enclosure and screening. The northern boundary is defined by a hedgerow with intermittent trees separating the site from adjoining agricultural fields. The site is located adjacent to, but outside, the Chedworth Conservation Area and therefore contributes to its wider rural setting. PRoW Footpath 68 crosses the northern corner of the site, providing local recreational access and opportunities for views across the site and surrounding countryside. Although the site is physically associated with the settlement edge and existing recreational uses, it forms part of the open transition between the village and surrounding countryside. Development of the site would extend built form further onto the periphery of the village in a manner that would appear somewhat incongruous with the existing settlement pattern and erode the rural transition into the wider landscape. The site lies within the Cotswolds National Landscape, within the High Wold Landscape Character Type and Landscape Character Area 7C Cotswolds High Wold Plateau. The site is also identified within Historic Landscape Character Area A2r – Former unenclosed cultivation now enclosed, characterised by less irregular enclosure patterns partly reflecting former unenclosed cultivation patterns.	
Evaluation:	MEDIUM-HIGH SENSITIVITY
Justification: The site occupies an open and transitional position on the northern edge of Chedworth and forms part of the rural setting of the village within the Cotswolds National Landscape. Although influenced by existing recreational uses and adjacent	

residential development, the site retains an open and semi-rural character that contributes positively to the settlement edge and wider landscape setting.

The western and northern boundaries maintain a strong visual and spatial relationship with the surrounding pastoral farmland, reinforcing the sense of openness and transition into the wider countryside. Whilst vegetation along the eastern boundary provides some enclosure in relation to adjacent residential properties, the site overall remains closely connected to the wider landscape character of the High Wold Plateau.

Development of the site would extend built form further northwards onto the edge of the village and introduce a more suburban form into an area currently characterised by openness and recreational land use. This would erode the relatively gradual transition between settlement and countryside and appear somewhat incongruous with the existing settlement pattern.

The site contributes to a number of the recognised special qualities of the Cotswolds National Landscape, including its open rural character, tranquil qualities and the relationship between settlements and the surrounding agricultural landscape. Development would introduce increased urbanising influence into this sensitive edge-of-settlement location and reduce the legibility of the existing rural transition.

Whilst the site is not wholly undeveloped in character due to its recreational use and proximity to the village, the combination of its contribution to settlement setting, recreational function, historic landscape context, visual relationship with the wider countryside and location within the nationally designated landscape results in an overall judgement of Medium-High landscape sensitivity.

Landscape Context:

National Character Area:	NCA 107 - Cotswolds
Landscape Character Type:	High Wold
Landscape Character Area:	7C Cotswolds High Wold Plateau
Historic Landscape Character:	A2r – Former unenclosed cultivation now enclosed.

Constraints/Designations:

Landscape: Located within the Cotswolds National Landscape
Historic: Adjacent to Chedworth Conservation Area
Biodiversity: Hedgerows and trees along the site boundaries
Other (floodplain, PRowS): Outside of Flood Zones 2 and 3. PRow Footpath 68 crosses the northern corner of the site.

Study of Land Surrounding Key Settlements

Appendix 13 – Chipping Campden



COTSWOLD
District Council

Settlement character

- 1.1 Chipping Campden is the main Market Town in the far north of Cotswold District. It is located where the B4081 joins the B4035 Evesham to Shipston-on-Stour road as shown by Figure CC1. Stratford-upon-Avon lies 16km to the north. The town has a population approaching 2000. It is one of the clearest surviving examples of the linear medieval town.
- 1.2 Chipping Campden lies in a broad hollow with higher ground on three sides. Only to the east does the land fall away along the valley of Cam Brook. The town is frequently referred to as the 'Jewel of the Cotswolds'. The small original village on the site increased in size and importance following the granting of a Market Charter by Henry II in 1180. Today it is characterised by the long wide high street with long 'burgage plots' to the rear and back lanes known as Back Ends and Calf Lane. The historic core has some fine buildings that reflects its historic importance as a trading centre. The church is regarded as one of the finest in England.
- 1.3 The town has been expanded a significant amount by modern development. This is mainly located to the south and west of the town centre, although there is some linear development along the approach road from the north. More recent development has also occurred north of Station Road. Over time the 'Back Ends' have also been developed so that in places they have lost some of their historic form and character.

Landscape Character

- 1.4 The town lies in National Landscape Character Area 107, Cotswolds. The settlement itself lies in the Pastoral Lowland Vale landscape type, in the Vale of Moreton LCA. To the west and south, it is fringed by the Farmed Slopes type- the Vale of Moreton LCA. This area includes The Hoo and other hillsides.
- 1.5 The landscape immediately around Chipping Campden consists of a number of incised valleys and the floodplain of Cam Brook. To the north west is 'The Hoo' which is the hill backdrop to the town when approaching along the B4081. The Hoo is an outlier of the High Wold to the north west of the town. It has steep slopes with small pastures with gappy and outgrown hedges and fences. There is ridge and furrow in a number of fields which contribute to the character. There are also old orchards on some of the slopes.
- 1.6 To the north west of the town directly north of the school is a less distinctive low ridge. This consists of larger fields in both arable and pasture use. Closer to the town are allotments. The urban form of the town respects the form of this low ridge by wrapping around its southern edge. Therefore the town is

not apparent from the north and the ridge is an important part of the backdrop to the town when approaching from the south.

- 1.7 The Cam Brook valley on the eastern edge of the town is characterised by flat floodplain with prominent blocks of poplars, other riparian trees, low hedges and fences. From the valley there are important views to the church and village edge from a distance. Closer to the commercial development in the valley floor near the former station is apparent set within trees. Further into the centre, Coney Gree to the north of the Cam Brook is a very unusual elevated area with distinctive topography related to ancient ruins. Like the valley, Coney Gree has a strong visual link to the church and contributes to its setting.
- 1.8 To the south of the town the landscape consists of larger fields of arable land with a less intimate scale than the landscape that surrounds the north western edge of the town. There is also a green open gap between the settlement and Broad Campden to the south.

Relationship of the Settlement with the Landscape

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

Positive

- The linear urban form relates very strongly to the valley sides and generally does not intrude onto the 'top' land. When viewed from a distance the town is seen nestling in the landscape.
- The church and tower is the central focal feature and main landmark.
- Because of the generally linear urban form there is a direct visual linkage between the town and the agricultural land surrounding it. This is most evident around the Hoo and the Cam Brook valley.
- The Coney Gree and part of the Cam Brook Valley together constitute the essential landscape setting for the church.

Negative

- In-fill development, although limited when compared with other Cotswold settlements, has reduced the linear nature of the town and the key relationship with topography is being obscured to some extent.

Landscape sensitivity considerations

- 1.10 The area is within the Cotswolds National Landscape which has been judged to be of National landscape importance. The relationship between town and landscape is one of the most important in the Cotswolds.
- 1.11 The ability of the landscape surrounding the settlement to accommodate further development is limited because the valley sides and ridge tops are visually exposed. Large scale development would compromise the linear character of the town.
- 1.12 The floodplain has generally been kept clear of development in the past and large scale development along it would compromise the landscape setting of the town.

Constraints to be taken into account

- 1.13 The constraints are shown on Figure CC2 and are summarised below:
- National Landscape designation covering all of the surrounding landscape and the town.
 - The Coney Gree is a Scheduled Monument
 - Conservation Area
 - Numerous footpaths south of the Coney Gree
 - The Heart of England Way, Monarch's Way and Diamond Way
- 1.14 The valley floor to the east of the town is also constrained by a 100m buffer around the sewage works.

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:
- The valley floor of the Cam and the Coney Gree to the south of the church. This area is fundamental to the character and setting of the town.
 - View corridors and vistas to the church and tower.
 - The steep slopes on the north west edge of the town which importantly provide the town's landscape backdrop.
 - The low ridge directly to the north of the school which is also important to the setting of the town and helps accentuate the linear form of the village.

- Landscape to the south between Chipping Campden and Broad Campden.
- Rising ground to the east.

Suggested environmental improvements

1.16 The following areas may benefit from environmental improvements:

- The employment site at the old station would benefit from landscape infrastructure planting and screening on the approach from the town especially to the south east.

Figure A1: Context and Landscape Character Types and Areas

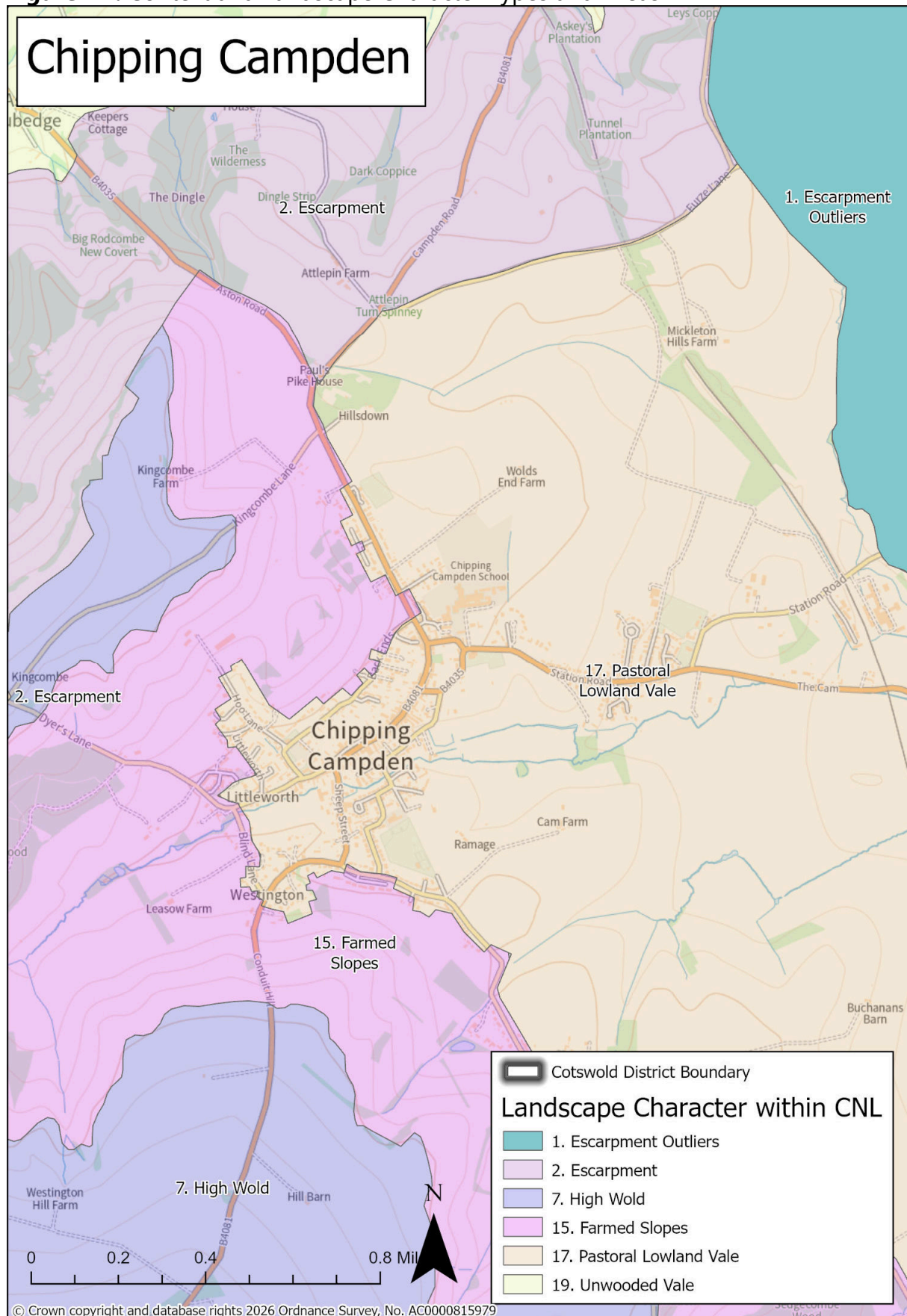


Figure A2: Constraints and Designations

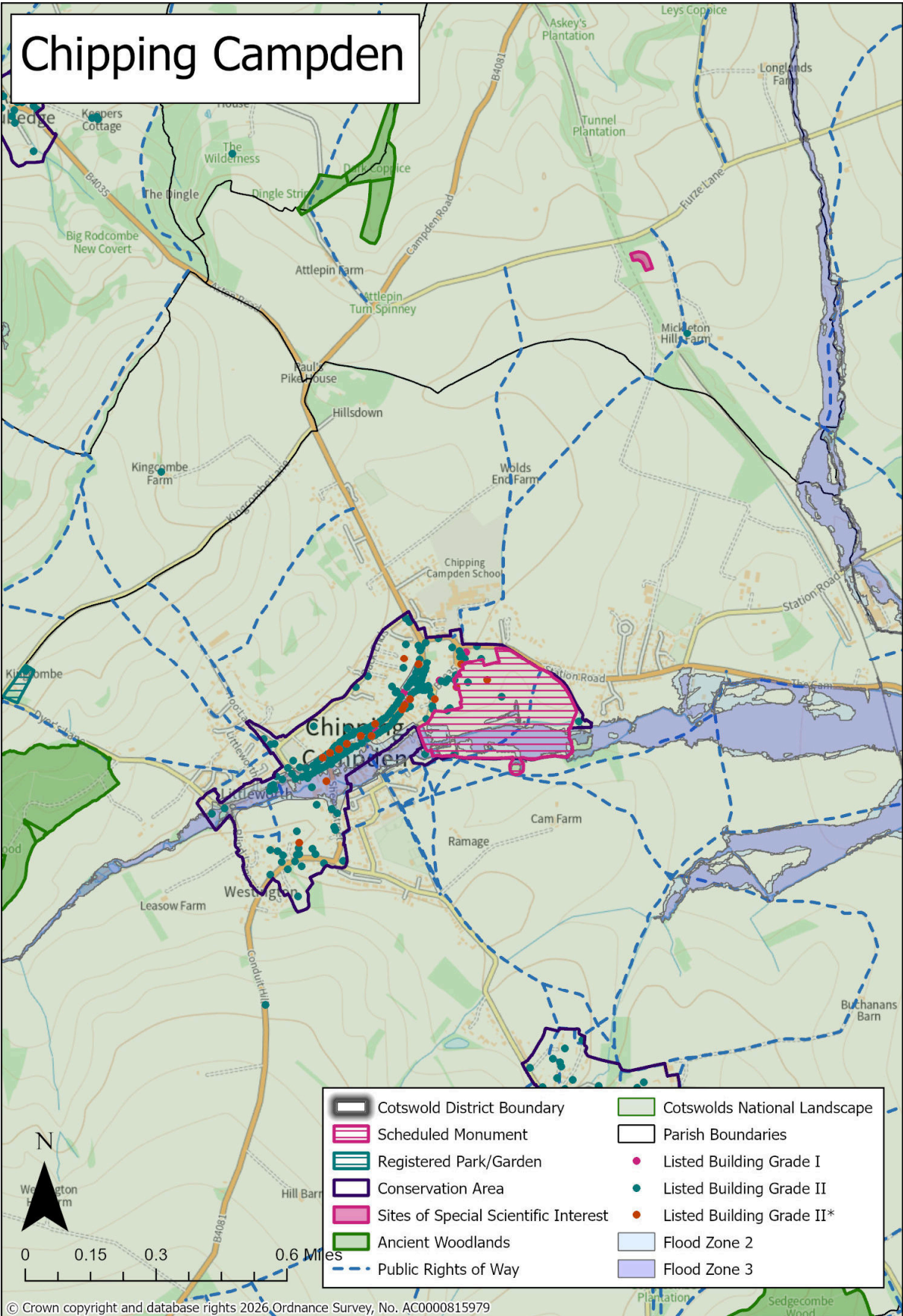
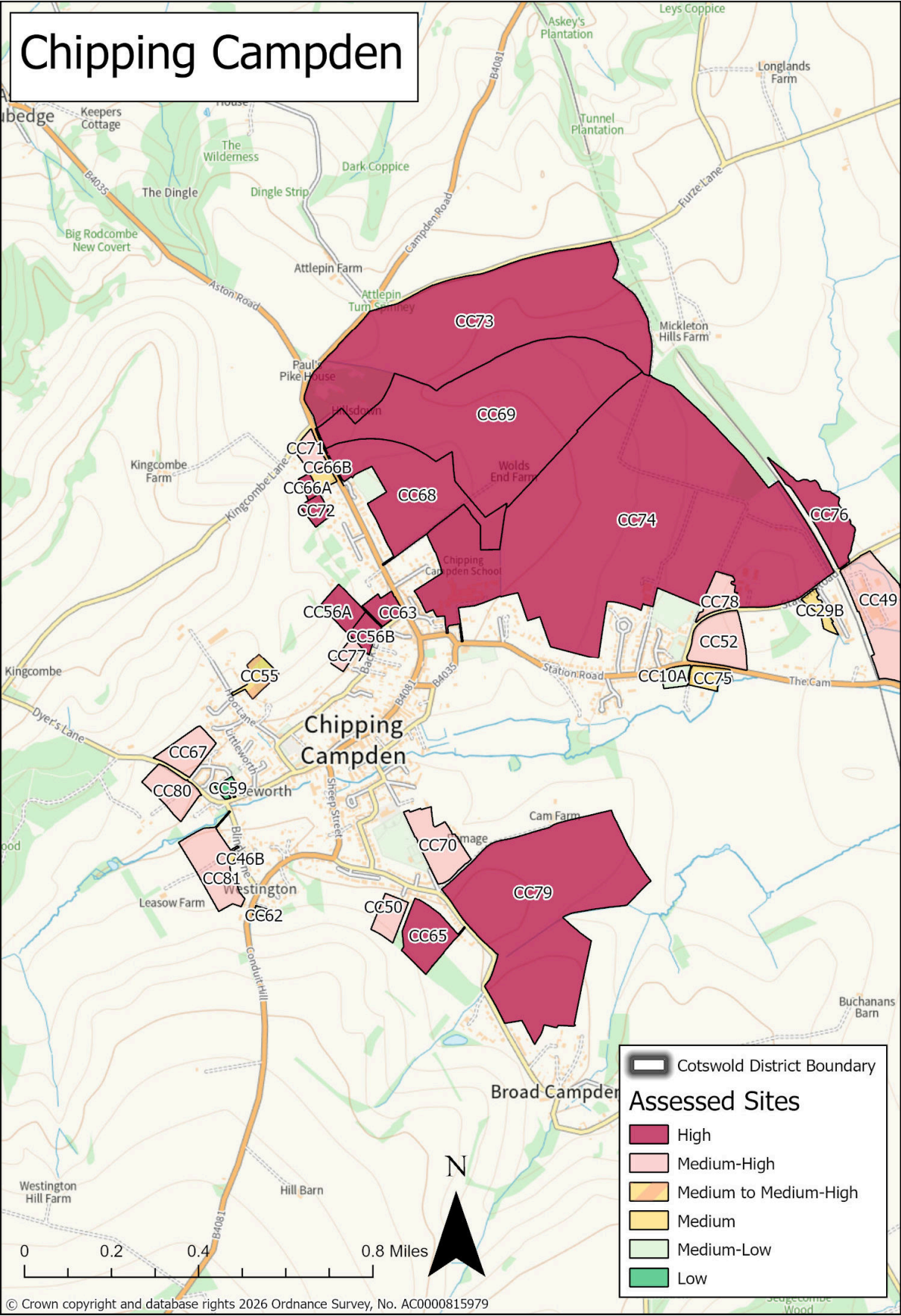


Figure A3: Assessed Sites and Site Sensitivity



Stage 1 Assessments

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

Criteria Category	Indicator	CC10A	CC29B	CC46A/CC46B	CC49	CC50	CC52	CC55	CC56A/C56B/C63	CC59	CC62	CC65	CC66A
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	
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Criteria Category	Indicator	CC66B	CC67	CC68	CC70	CC68 / CC69 / CC73 / CC74 / CC76	CC71	CC72	CC74	CC75	CC77	CC78	CC79	CC80	CC81
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		
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Stage 2 Assessments

Site Reference: CC10A	Settlement: Chipping Campden
Description: The site lies at the far eastern edge of Chipping Campden, within the Pastoral Lowland Vale Landscape Character Type (LCT) and more locally the Vale of Moreton Landscape Character Area (LCA). The parcel is bounded to the north-west and west by residential dwellings along the B4035 and Fereby Close, which afford private views across the site. To the north, the B4035 is contained by a strong tree belt, while to the south, vegetation associated with the River Cam screens much of the site from longer-distance views. The River Cam itself lies just beyond the southern boundary, with PRoW Footpath 19 following its course further south. The landform falls gently towards the south, with the eastern part of the site located within Flood Zones 2 and 3. Public visibility is generally limited due to the tree belt and southern riparian vegetation, though private views are available from adjacent dwellings. The site sits beyond the Chipping Campden Conservation Area and Campden House, formal gardens and associated Scheduled Monument, and there are no listed buildings within the immediate vicinity, resulting in low heritage sensitivity. The site lies within the Cotswolds National Landscape, which in this locality is characterised by lowland pasture, riparian corridors, and vegetated settlement edges that contribute to its special qualities of scenic beauty, rural tranquillity and settlement containment.	
Evaluation:	MEDIUM-LOW SENSITIVITY
Justification: CC10A is judged to have Medium-Low sensitivity due to its limited public visibility, modest topography, and peripheral location relative to Chipping Campden's historic core. The strong tree belt to the north and riparian vegetation along the River Cam to the south provide substantial visual and ecological containment, reducing susceptibility to change. Heritage sensitivity is low, as the site lies outside the Conservation Area and away from designated assets. Some sensitivity arises from its role in defining the eastern settlement edge, private residential views, and the presence of Flood Zones 2 and 3 in the eastern section. Within the Cotswolds National Landscape, the site contributes reasonably to special qualities of rural enclosure and settlement containment. However, overall, it is considered less sensitive than more open or historic parts of the settlement fringe, supporting a judgement of Medium-Low 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:	Pastoral floodplain enclosure with limited heritage associations.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Beyond the Chipping Campden Conservation Area, Campden House and gardens Scheduled Monument; no listed buildings in immediate vicinity. Biodiversity: Grassland, riparian vegetation and tree belts provide habitat connectivity. Other (floodplain, PRowS): Eastern part of site lies within Flood Zones 2 and 3; Footpath 19 runs south of the Cam, outside the site boundary.	

Site Reference: CC29B		Settlement: Chipping Campden	
Description: The 0.67 ha site is located to the east of Chipping Campden and would be an extension to Campden Business Park (aka Battle Brook Industrial Estate). There is already an access into the site from the industrial estate.			
The site is an irregularly shaped fallow field, which has gently sloping topography that falls towards the south-east. It is surrounded by Battle Campden Business Park to the east; Station Road to the north with open countryside beyond; a residential property (Orchard Leigh) and its grounds to the west; and a fruit plantation to the south.			
The parcel is located to the east of the Chipping Campden settlement and is comprised of a small grass covered field. The parcel is bound by a combination of fencing, hedgerow and trees. The parcel is allocated for employment use within the local plan.			
Beyond the northern boundary of the parcel is Station Road with agricultural fields beyond. This agricultural character is also present to the south although scattered dwellings are also present.			
Evaluation:		MEDIUM SENSITIVITY	
Justification: The parcel is allocated within the Local Plan for employment use and this use would be in keeping with the neighbouring context. The multiple built forms to the east screen the parcel from the wider rural landscape. Further employment development is unlikely to give rise to significant landscape change due to this existing context. Due to the neighbouring context and position of the parcel within the Cotswolds National Landscape it is considered to have Medium landscape sensitivity to change.			
Green Infrastructure improvements could be delivered through additional boundary planting to soften and assimilate built form within the parcel.			
Landscape Context:			
National Character Area:		NCA 107: Cotswolds	
Landscape Character Type:		LCT: 17	
Landscape Character Area:		LCA 17B Vale of Moreton	
Historic Landscape Character:		-	
Constraints/Designations:			
Landscape: Cotswolds National Landscape			
Historic: No listed buildings within the parcel or vicinity. No Conservation Area near the parcel.			
Biodiversity: The field is improved grassland, which has become fallow. This is unlikely to have significant biodiversity, although a detailed survey is required to confirm this. The field is surrounded by semi-mature trees along the north-eastern, south-western and northern boundaries, mostly Birch, Beech, Spruce and Willow, Sycamore and Horse Chestnut. The northern boundary contains more species diversity and is deeper than the other boundaries. The trees overhang substantially into the site and take up a reasonable amount of the available land. It is expected that the site can accommodate a development if biodiversity net gain measures are incorporated.			

Other (floodplain, PRow): No PRow within the parcel. Chipping Campden Footpath 57 is located a short distance to the south east of the parcel. Further PRow are present within the local area.

Site Reference: CC46A/46B		Settlement: Chipping Campden
Description: The site is located on the western edge of Chipping Campden, accessed via the road to Leasow Farm off Blind Lane. It lies within the Farmed Slopes Landscape Character Type (LCT) and more locally the Vale of Moreton Farmed Slopes Landscape Character Area (LCA 15B). The parcel adjoins the Chipping Campden Conservation Area, with residential properties to the south and east, including George Barn, which lies within the Conservation Area boundary. The land is currently used as garden space, containing shrubs, trees, and domestic paraphernalia, giving it a distinctly backland and domestic character rather than open farmland. The site sits slightly higher than adjoining development to the east, increasing its visibility from nearby residential dwellings. To the west, the land remains open, allowing views across the surrounding farmed slopes, while the eastern boundary along Blind Lane presents a quiet residential frontage. There are no PRoWs crossing or adjoining the site, though private views are available from surrounding dwellings. The site lies within the Cotswolds National Landscape, which in this locality is characterised by rolling farmed slopes, intimate settlement edges, and the visual interplay between villages and open countryside. These features contribute to the area's special qualities of scenic beauty, settlement containment and historic rural character.		
Evaluation:		MEDIUM SENSITIVITY
Justification: CC46A/46B is judged to have Medium sensitivity, reflecting its location adjacent to the Conservation Area, proximity to historic properties such as George Barn, and its position on the western settlement edge of Chipping Campden. Although the site is currently garden space with a domestic use, it sits slightly elevated relative to neighbouring dwellings, making it perceptible to local residential receptors. The absence of PRoWs limits public visibility, but the open western boundary and its position on the edge of the farmed slopes mean the site retains some sensitivity in views from the west. The parcel contributes modestly to the setting of the Conservation Area and to the transition between the built edge and the wider landscape, supporting the settlement's rural containment. Within the Cotswolds National Landscape, the site forms part of the interface between village and countryside. However, its small scale and modified domestic use reduce susceptibility to development.		
Landscape Context:		
National Character Area:		NCA 107 – Cotswolds
Landscape Character Type:		Farmed Slopes LCT

Landscape Character Area:	LCA 15B Vale of Moreton Farmed Slopes
Historic Landscape Character:	Backland garden space adjoining the historic settlement edge and Conservation Area.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Adjacent to the Chipping Campden Conservation Area Biodiversity: Garden vegetation and shrubs provide limited habitat interest. Other (floodplain, PRowS): No PRowS or flood zones within or adjoining the site.	

Site Reference: CC49	Settlement: Chipping Campden
Description: The 0.42 ha site is located to the east of Chipping Campden and is accessed from the north via Station Road. The northern half of the site is in active use by Campden and Chorley Food Research Association, which comprises several two and three storey buildings and surrounding surface level car parks. Campden BRI has grown from a small experimental station for the preservation of fruit and vegetables around the turn of the 20th Century to become one of the District's largest employers. The parcel is located to the east of the Chipping Campden settlement and comprises a research facility made up of a number of buildings and parking areas. This is set within green open space bound by hedgerow and trees on the boundaries. Vegetation also crosses the parcel and highlights a historic field pattern. An agricultural field is also present within the south of the parcel. A watercourse crosses the parcel along a north/south axis, much of the south of the parcel is identified as being within a Flood Zone (3B). The historic field pattern within the parcel has been altered over time. Beyond the northern, eastern and southern boundaries is a characteristic hedgerow bound field pattern. Watercourses cross several of these fields and flow to the low ground within the south of the parcel, which occupies a local shallow valley. To the west of the parcel is the railway line with a number of light industrial units beyond. Beyond these industrial units is a patchwork of low density dwellings before this meets with the Chipping Campden settlement edge. There is a Public Right of Way (PRoW) present within the south of the parcel (Chipping Campden Footpath 57) that crosses along an east/west axis. Views of development and activity within the parcel are achieved from this public vantage. Filtered views from other footpaths in the local area are also achieved. The site is disconnected from the town but is close to other employment uses, which have grown around and on top of the former Chipping Campden railway station. Chipping Campden Business Park is located to the west and there is a car showroom to the south-west, both of which are on the opposite side of the modern-day North Cotswolds railway line. The B4035 runs along the southern boundary. There is open countryside in all other directions.	
Evaluation:	MEDIUM-HIGH
Justification: Built form exists within the parcel already - further development within the north is unlikely to give rise to significant landscape change due to this existing context. The land within the south of the parcel has susceptibility due to its undeveloped rural character and position within the Flood Zone. Due to this varied character within the parcel and location within the Cotswolds National Landscape it is considered to have Medium-High landscape sensitivity, Green Infrastructure improvements could be delivered through additional boundary planting to soften and assimilate built form within the parcel. Flood resistant planting	

and SuDs provision along the watercourse within the north and east of the parcel could provide improved water management and biodiversity gain through habitat creation. Providing seating and/or activities within the space would provide benefit to workers at the facility. The public footpath should be retained along its historic course and managed as an important resource. The south of the parcel should retain its undeveloped rural context

Landscape Context:

National Character Area:	NCA 107: Cotswolds
Landscape Character Type:	LCT 17 Pastoral Lowland Vale
Landscape Character Area:	17B Vale of Moreton
Historic Landscape Character:	-

Constraints/Designations:

Landscape: Cotswolds National Landscape

Historic: No listed buildings within the parcel or vicinity. No Conservation Area in the vicinity of the parcel

Biodiversity: The site is not within or adjacent to an area covered by a formal nature conservation designation. However, it is located 490m to the west of the Cotswold Scarp Nature Improvement Area. The site is also modelled to be within a B-line. Furthermore, a substantial part of the site is modelled to be within a Great Crested Newt Amber Zone.

Other (floodplain, PRow): PRow Chipping Campden Footpath 57 is present within the south of the parcel. Further PRow are present within the local area.

Site Reference: CC50		Settlement: Chipping Campden	
Description: The site lies beyond the southern settlement boundary of Chipping Campden, to the south of Catbrook Road, positioned behind residential properties and the Community Fire and Rescue Centre. It is located within the Pastoral Lowland Vale Landscape Character Type (LCT) and more locally the Vale of Moreton Landscape Character Area (LCA 17B). The land is arable with individual small mature trees within the field. The site retains visible evidence of ridge and furrow, which provides historic time-depth and heritage value. The western boundary is arbitrary, not following the traditional enclosure pattern, and development here would fail to respect the historic field structure. The landform rises southwards, meaning any built form would extend development up the slope and break away from the compact settlement pattern, projecting into open countryside. The site lies beyond the Chipping Campden Conservation Area, with no PRoWs or flood zones within or immediately adjoining the parcel. Visibility is largely localised, limited to views from Catbrook Road and nearby residential dwellings, although the elevated slope would make any development noticeable as a departure from the existing village form. The site falls within the Cotswolds National Landscape, which in this area is characterised by gently rolling pastoral land, historic field systems, and compact hill-edge settlements.			
Evaluation:		MEDIUM-HIGH SENSITIVITY	
Justification: CC50 is assessed as having Medium-High sensitivity, primarily due to its historic landscape value, the presence of ridge and furrow, and its relationship to the compact settlement form of Chipping Campden. The site’s rising topography would make any development visually intrusive, projecting the built edge up the hillside and disrupting the town’s well-defined containment identified in the Vale of Moreton LCA. The arbitrary western boundary would further erode the historic enclosure pattern, increasing susceptibility to change. Although natural character is limited by arable use and there is no public access or recreational sensitivity, the site’s time-depth, historic field structure, and prominent position justify a Medium-High overall sensitivity. As part of the Cotswolds National Landscape, the site contributes to the special qualities of heritage character and distinctive settlements that define this part of Chipping Campden’s setting.			
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:	Arable land with visible ridge and furrow
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Beyond the Chipping Campden Conservation Area. However, ridge and furrow and historic enclosure pattern provide heritage time-depth. Biodiversity: Limited ecological interest beyond boundary features. Other (floodplain, PRowS): No PRowS within or adjacent to the site.	

Site Reference: CC52 Settlement: Chipping Campden (White 2014)	
Description: The site comprises a small-medium sized arable field in the open countryside to the east of Station Road on the A4035 'The Cam'. A low rounded hill rises behind it to the north. An outgrown hedge lies on its eastern boundary beyond which are orchards and a few rural dwellings in well spaced plots and smallholdings. A low cut hedge lies on its southern and western boundaries, where there are some maturing trees. To the west is the bowling green and the start of estates and ribbon development leading into Campden. On the south side of The Cam are outgrown hedges and trees and smallholdings/nurseries. As the site is low lying, there are no wide views although the site is highly visible from the A4035, which also reduces its tranquillity. It lies within the Cotswold National Landscape.	
Evaluation	MEDIUM-HIGH SENSITIVITY
Justification: The site has susceptibility to change through housing as it is in open countryside, contributes to the local rural character allowing views to the adjacent hill and any development would significantly extend the settlement east in the form of ribbon development. There is also no vegetated northern boundary. The rural dwellings to the east are no justification for extending the settlement in this location as they are very well spaced, separated by paddocks in some instances and are surrounded by mature vegetation and trees. They do not comprise a coherent settlement character. The site also lies within the Cotswold National Landscape.	
Landscape Context	
National Character Area	NCA 107: Cotswolds
Landscape Character Type	LCT 17 Pastoral Lowland Vale
Landscape Character Area	Vale of Moreton
Historic Landscape Character	A4p - Former unenclosed cultivation – now enclosed
Constraints/Designations Landscape: Within Cotswolds National Landscape Historic: none Biodiversity: none Other (floodplain, PROWs): PROWs lie to the south	

Site Reference: CC55 Settlement: Chipping Campden	
Description: Site C55 is located off Hoo Lane on the northern edge of Chipping Campden. The site lies to the east of Hoo Lane and comprises a sloping parcel of land situated between two existing residential properties, forming an area of backland beyond the established frontage development along the lane. The site rises towards the north-east and is characterised by a mixture of grassland, woodland blocks, mature hedgerows and shrubs, creating an attractive, semi-parkland character that contributes positively to the rural setting of the settlement edge. The established vegetation provides a reasonable degree of enclosure, particularly in local views from Hoo Lane, although the rising landform creates the potential for the site to be visible in wider views from the surrounding landscape. Hoo Lane is characterised by relatively low-density residential development, with dwellings generally set within spacious plots. Although the site is enclosed on three sides by existing residential curtilages, it retains a distinct undeveloped character and forms part of the transition between the settlement and the surrounding countryside. PRoW Bridleway 4 commences adjacent to the site where it meets Hoo Lane before continuing northwards into the open countryside. Users of the bridleway experience the site as part of the rural setting to the settlement and the transition into the wider landscape. The site lies beyond the setting of the Chipping Campden Conservation Area and nearby listed buildings. It is located outside Flood Zones 2 and 3. The site lies within the Cotswolds National Landscape, within National Character Area 107 – Cotswolds, the Farmed Slopes Landscape Character Type and Landscape Character Area 15B Vale of Moreton Farmed Slopes. Historically, the site lies within Historic Landscape Character Type A2r – Former unenclosed cultivation now enclosed, characterised by less irregular enclosure patterns partly reflecting former unenclosed cultivation patterns, with enclosure patterns more regular than the norm.	
Evaluation	MEDIUM TO MEDIUM-HIGH SENSITIVITY
Justification: The site occupies a transitional position on the northern edge of Chipping Campden within the Cotswolds National Landscape. Whilst associated with existing residential development along Hoo Lane, it retains an undeveloped character and forms part of the rising countryside beyond the established settlement edge. The western part of the site is more closely related to the existing built form, occupying backland between existing dwellings and benefiting from substantial enclosure provided by mature hedgerows, woodland and garden vegetation. Visibility	

from the surrounding area is generally limited and development in this part of the site would be experienced largely in the context of the existing settlement. Consequently, the western part of the site is considered to have Medium landscape sensitivity.

Sensitivity increases towards the eastern part of the site where the land rises away from Hoo Lane and becomes more strongly associated with the wider countryside. The elevated landform increases the potential for visibility in wider views, whilst the woodland blocks, mature hedgerows and semi-parkland character make a positive contribution to local landscape character and the scenic qualities of the Cotswolds National Landscape. Development in this area would extend built form beyond the established development corridor and appear increasingly incongruous within the surrounding landscape

Although the site lies beyond the setting of the Conservation Area and nearby listed buildings, development would nevertheless erode the transition between the settlement and surrounding countryside. The presence of PRow Bridleway 4 immediately adjacent to the western boundary also increases the sensitivity of the site, as users experience the site at the point where the route leaves the village and enters the open countryside.

Overall, the western part of the site has a stronger relationship with the existing settlement and is relatively contained, resulting in a Medium landscape sensitivity. This increases eastwards to Medium-High landscape sensitivity where the site becomes more visually prominent, more closely associated with the wider rural landscape and makes a greater contribution to the landscape character and special qualities of the Cotswolds National Landscape.

Landscape Context

National Character Area	NCA 107: Cotswolds
Landscape Character Type	LCT Farmed Slopes
Landscape Character Area	15B Vale of Moreton Farmed Slopes
Historic Landscape Character	A2r – Former unenclosed cultivation now enclosed

Constraints/Designations

Landscape: Within Cotswolds National Landscape

Historic: Beyond the setting of the Chipping Campden Conservation Area and nearby listed buildings

Biodiversity: Woodland blocks, mature hedgerows, shrubs and scattered trees contributing to a semi-parkland character

Other (floodplain, PROWs): Outside Flood Zones 2 and 3. PRow Bridleway 4 commences adjacent to the site along Hoo Lane.

Site Reference: CC59		Settlement: Chipping Campden	
Description: The 0.42 ha site is located to the west of Chipping Campden, on the northern side of Park Road. The majority of the site is managed as a grassed garden area with a chicken run and a small stable.			
The site is surrounded by residential development to the south and west. To the east is a mixture of residential development, a BT telephone exchange and day nursery. A 30 dwelling development is now also under construction on the Leasows directly to the north (ref: 18/04995/REM).			
PRoW Chipping Campden Footpath 13 passes alongside the northern boundary and provides filtered views into the parcel. The south of the parcel is located within the Chipping Campden Conservation Area.			
Evaluation:		LOW SENSITIVITY	
Justification: Given the surrounding developed context there is likely to be a limited impact on the special qualities of the Cotswolds National Landscape and the landscape in general. Given the recent permission for housing to the north the baseline context of the parcel has been altered. The development of the parcel would be seen within the context of the neighbouring structures present on all sides. Neighbouring development also limits the parcels visual envelope. Given the existing landscape and visual context the parcel is considered to have Low landscape sensitivity but it is noted that access and conservation issues are present.			
Landscape Context:			
National Character Area:		NCA	
Landscape Character Type:		LCT 17 Pastoral Lowland Vale	
Landscape Character Area:		17B Vale of Moreton	
Historic Landscape Character:		-	
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: No listed buildings within the parcel, some are located a short distance to the east and west. Chipping Campden Conservation Area is present within the south of the parcel Biodiversity: The site is predominantly maintained as a grassed area, which is unlikely to have significant ecological value. There are no buildings within the site that might accommodate bat roosts. There are also no ponds within or near the site. The surrounding trees and hedgerows are likely to provide habitat for a range of species, including nesting birds. It would be possible to incorporate these features within a well-designed development proposal. Biodiversity net gain measures would need to be incorporated into a development proposal Other (floodplain, PRoW): No PRoW within the parcel. But Chipping Campden Footpath 13 is located along northern boundary of the parcel. Further PRoW are present within the local area			

Site Reference: CC62	Settlement: Chipping Campden
Description:	
The site is located on the south-western edge of Chipping Campden, to the east of the B4081/Conduit Hill. It comprises an existing residential property with garden and associated domestic paraphernalia, giving it a modified and partly developed character.	
The site lies within the Farmed Slopes Landscape Character Type (LCT) and more locally the Vale of Moreton Farmed Slopes Landscape Character Area (LCA 15B), with the Pastoral Lowland Vale LCT extending beyond the northern boundary. To the north, the site adjoins existing residential development, while to the south, land rises across open pastoral fields forming the rural backdrop to the settlement. The roadside boundary to the west is strongly vegetated, limiting visibility from the B4081, although the site is visible from its access point.	
There are no PRoWs crossing the site or within the immediate surrounding landscape, and it lies outside the Chipping Campden Conservation Area, which is focused around the historic settlement core to the north. The nearest listed building, Leysgarth (Grade II), is located approximately 150 metres to the north-east.	
The site lies within the Cotswolds National Landscape, which in this area is characterised by rolling farmed slopes, enclosed settlement edges, and the interplay between historic built form and the surrounding pastoral landscape.	
Evaluation:	MEDIUM-LOW SENSITIVITY
Justification:	
CC62 is assessed as having Medium-Low sensitivity due to its partly developed residential character, limited visibility, and lack of public access. Although the landform rises to the south and the site sits within the Vale of Moreton Farmed Slopes LCA, its contribution to local landscape character is reduced by existing housing and domestic influence.	
Historic sensitivity is limited, given its separation from the Conservation Area and listed buildings, and the absence of PRoWs or recreational receptors further lowers susceptibility. The strong roadside vegetation provides visual containment, ensuring that the site does not play a significant role in defining the settlement's rural edge.	
As part of the Cotswolds National Landscape, the site makes only a limited contribution to special qualities of tranquillity and settlement containment, given its modified and residential character. Overall, it is less sensitive than more open or undeveloped parts of the settlement fringe.	
Landscape Context:	

National Character Area:	NCA 107 – Cotswolds
Landscape Character Type:	Farmed Slopes LCT
Landscape Character Area:	LCA 15B Vale of Moreton Farmed Slopes
Historic Landscape Character:	Modified residential edge with garden enclosure adjoining pastoral farmland.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Outside the Chipping Campden Conservation Area; nearest listed building is Leysgarth (Grade II) c.150m north-east. Biodiversity: Roadside vegetation and garden planting provide some biodiversity interest. Other (floodplain, PRowS): No PRowS or floodplains within or near the site.	

Site Reference: CC66A		Settlement: Chipping Campden	
Description: The site is located at the northern edge of Chipping Campden, to the east of Aston Road (B4035). It predominantly comprises of several agricultural buildings associated with the smallholding are located in the south-western corner of the site, while a chicken coop, orchard and grassed area are located in the north western part of the site. The site rises to the west and is bound by housing to the south-east; agricultural land to the south west, west and north; and a smallholding (Hillside Nursery) to the north-west. The parcel is partially screened by trees and other vegetation to the north, with the western boundary defined by a post and rail fence that has subdivided it from the wider field. The southern boundary is generally comprised of agricultural built form and domestic curtilage these features are interspersed with vegetation. Public vantage points are limited due to the level of public access to the parcel and intervening built and vegetative features.			
Evaluation:		HIGH SENSITIVITY	
Justification: The agricultural buildings are characteristic of this rural location, their replacement with new housing development would not be. New housing within this parcel would erode the rural approach into the town along Aston Road and appear as ribbon development encroaching into the landscape around the settlement. When viewed from the public footpath to the south development would also appear as encroachment into the landscape to the west. The site sits on higher ground than the land to the east. The topography continues to rise to the west of the existing buildings, making the sites position more prominent. Due to the parcels location on elevated landform on the northern edge of the settlement it is considered that development would encroach upon the rural landscape. This would be to the detriment of the special qualities of the Cotswolds National Landscape. Due to this, the parcel is considered to have High landscape sensitivity.			
Landscape Context:			
National Character Area:		NCA 107: Cotswolds	
Landscape Character Type:		LCT 15 Farmed Slopes	
Landscape Character Area:		LCA 15B Vale of Moreton Farmed Slopes	
Historic Landscape Character:		-	
Constraints/Designations:			
Landscape: Cotswolds National Landscape			
Historic: No listed buildings present within or adjacent to the parcel. Not within the Conservation Area.			
Biodiversity: The field is grazed pasture and is surrounded by trees to the east and a hedgerow to the north, which are likely to have ecological value. It would be possible			

to incorporate the majority of these features within a development proposal on this site, although part of the frontage hedge may need to be removed to enable access from Aston Road. The farm buildings may also provide habitat for roosting bats, nesting Swallows, and Barn Owls.

Other (floodplain, PRow): No PRow present within the parcel. Nearest footpath is beyond neighbouring development to the south (CHIPPING CAMPDEN FOOTPATH 5).

Site Reference: CC66B		Settlement: Chipping Campden	
Description: The site is located at the northern edge of Chipping Campden, to the east of Aston Road (B4035). It predominantly comprises a reasonably small square shaped field that forms part of a smallholding.			
The site is flat and has a narrow established access track running along the south-eastern boundary, providing access from Aston Road.			
The site is bordered by Aston Road to the east, several agricultural buildings associated with the smallholding to the west, housing to the south-east; agricultural land to the south west, west and north; and a smallholding (Hillside Nursery) to the north-west.			
The parcel is partially screened by trees and other vegetation to the north and east, this filters views from Aston Road.			
Public vantage points are limited due to the level of public access to the parcel and intervening built and vegetative features.			
Evaluation:		MEDIUM SENSITIVITY	
Justification: The parcel contributes to the rural approach along Aston Road. Whilst development would extend built form beyond the existing settlement edge and introduce a degree of ribbon development along the road corridor, the site is relatively flat and benefits from a reasonable degree of enclosure from existing vegetation and surrounding development.			
Public visibility is generally limited, with views largely confined to users of Aston Road and the immediate local area. As a result, development would not be widely experienced within the surrounding landscape and would have a more localised influence on landscape character than more exposed edge-of-settlement sites.			
Although development would diminish the rural character of this approach to the settlement, the site's contained nature, relatively limited visibility and close association with the existing built form reduce its overall sensitivity. Consequently, the parcel is considered to have Medium landscape sensitivity .			
Landscape Context:			
National Character Area:		NCA 107: Cotswolds	
Landscape Character Type:		LCT: 15 Farmed Slopes	
Landscape Character Area:		LCA: 15B Vale of Moreton Farmed Slopes	
Historic Landscape Character:		-	
Constraints/Designations:			
Landscape: Cotswolds National Landscape			
Historic: No listed buildings present within or adjacent to the parcel. Not within the Conservation Area.			

Biodiversity: The field is grazed pasture and is surrounded by trees to the east and a hedgerow to the north, which are likely to have ecological value. It would be possible to incorporate the majority of these features within a development proposal on this site, although part of the frontage hedge may need to be removed to enable access from Aston Road. The farm buildings may also provide habitat for roosting bats, nesting Swallows, and Barn Owls.

Other (floodplain, PRoW): No PRoW present within the parcel. Nearest footpath is beyond neighbouring development to the south (CHIPPING CAMPDEN FOOTPATH 5).

Site Reference: CC67		Settlement: Chipping Campden	
Description:			
The site lies on the north-western edge of Chipping Campden, north of Olimpick Drive, with a recent residential development immediately to the south. To the west, the site adjoins Dyers Lane, where a strong tree belt largely screens views from the road. To the east, it borders existing dwellings off Littleworth, while to the north and west, the land opens onto arable farmland and the wider valley slopes.			
The site is currently in arable use and forms part of the valley slopes that rise to the north, which play an important role in defining the northern containment of Chipping Campden. This topography contributes to the settlement’s distinct structural relationship with the surrounding landscape. The site is traversed by PRow Footpath 1 (HCC1), linking the settlement to the countryside, while the Cotswold Way (Bridleway 4) and PRow Footpath 3 run to the north-east, offering elevated views across the slopes towards the settlement edge.			
The site lies beyond the Chipping Campden Conservation Area, and there are no listed buildings nearby. It sits within the Farmed Slopes Landscape Character Type (LCT) and the Vale of Moreton Farmed Slopes Landscape Character Area (LCA 15B), characterised by rolling farmland, hedgerows, and prominent valley slopes.			
The site also lies within the Cotswolds National Landscape, where the pattern of compact hill-edge settlements and open farmland contributes to its special qualities of scenic beauty and rural tranquillity.			
Evaluation:		MEDIUM-HIGH SENSITIVITY	
Justification: CC67 is assessed as having Medium-High sensitivity, primarily due to its sloping topography forming part of the valley side that defines Chipping Campden’s northern structure. Development would extend built form up the slope beyond the settlement edge established by Olimpick Drive, creating the perception of encroachment into open countryside and diminishing the clarity of the valley containment.			
While the site’s natural and historic value is relatively limited, being arable and located away from designated heritage assets, its form, visibility, and landscape role increase susceptibility. The site is visually prominent from local PRow’s, including Footpath 1 (HCC1), Footpath 3, and the Cotswold Way, all of which offer views across the valley slopes towards the settlement edge.			
Landscape Context:			
National Character Area:		NCA 107 – Cotswolds	
Landscape Character Type:		Farmed Slopes LCT	
Landscape Character Area:		LCA 15B Vale of Moreton Farmed Slopes	

Historic Landscape Character:	Arable farmland forming part of the valley slopes around Chipping Campden.
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: Beyond the Conservation Area; no listed buildings in close proximity. Biodiversity: Limited habitat within the arable field; tree belts along east and west site boundaries provide biodiversity value. Other (floodplain, PRowS): Footpath 1 (HCC1) crosses the site; Footpath 3 and the Cotswold Way (Bridleway 4) to the north-east offer further views.	

Site Reference: CC68¹		Settlement: Chipping Campden	
Description: The 13.3 ha site is located at the north-eastern edge of Chipping Campden, to the east of Aston Road (B4035). It incorporates several fields used for arable and pastoral farming. The western part of the site is largely flat but the eastern part of the site sits on the crest of a hill and the topography falls away to the east. It generally comprises a series of arable fields bound by hedgerows, trees and wire/rail fencing of varying density and quality. The western boundary is partly bound by Aston Road to the east. There is also housing and The Bratches allotment gardens, which are adjacent to part of the eastern and southern boundaries. The site has no defined northern boundary and the site boundary cuts across an existing field. The extensive grounds of a residential property (known as Hillsdown) and further agricultural land are located further to the north. The south-eastern boundary abuts Chipping Campden School. Open countryside extends from the eastern boundary.			
Evaluation:		HIGH SENSITIVITY	
Justification: There are significant landscape concerns regarding further development. This is based on the parcel's location on elevated ground within the rural and valued National Landscape. The proposal would be a further large extension of the settlement and would not accord with the historic field pattern. The introduction of trees belts may help to filter views of new development from the wider landscape. However, the introduction of trees in itself would change the character of this open part of the National Landscape. The site is also sensitive in that it occupies a prominent location on the approach into Chipping Campden from the long-distance footpaths known as the Monarch's Way and The Heart of England Way. It is also part of the rural setting of Chipping Campden on the approach to the town from Aston Road. Due to this, development is considered to have a High landscape sensitivity to change.			
Landscape Context:			
National Character Area:		National Character Area 107: Cotswolds	
Landscape Character Type:		Landscape Character Type: 17	
Landscape Character Area:		Landscape Character Area: 17B Vale of Moreton	
Historic Landscape Character:		-	
Constraints/Designations: Landscape: Cotswolds National Landscape Historic: No listed buildings present within or near the parcel. Not within the Conservation Area Biodiversity: An ecological appraisal was provided to support the planning permission for 76 dwellings. This confirmed that Skylarks, a priority red list species, were breeding on the site. In that particular case, Skylark compensation was possible within the landholding of the applicant to compensate for the loss of habitat. However, further development			

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

would require a greater take-up of land and further loss of habitat. This would require further specialist expertise to assess the extent of this issue.

The extant planning permission for 76 dwellings also required the removal of a section of hedgerow to accommodate a new road through the site. This required compensatory hedgerow planting. There are further hedgerows that divide the field boundaries if the site were to be extended. These hedgerows would ideally need to be retained within the design of any new development.

The site is not located within an area covered by a formal nature conservation designation. However, part of the proposed site is modelled to be within a Great Crested Newt (GCN) Red and Amber Zone, where the likelihood of GCNs is being present is higher. Further surveys would be required to understand this issue. The site is also located close to several patches of Priority Habitat to the north and west – these are 'Deciduous Woodland' and 'Traditional Orchard' habitats. There is potential to help improve the green infrastructure connectivity between these patches through the development of this site.

Other (floodplain, PRoW): No PRoW are present within parcel. Adjacent to the eastern boundary of the parcel is Chipping Campden Footpath 7 and 9. These are also identified within the long distance footpaths known as The Monarch's Way and The Heart of England Way.