

Study of land surrounding Key Settlements in Cotswold District: Update



Additional Sites: Final Report
to
Cotswold District Council

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COTSWOLD
DISTRICT COUNCIL



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PART 1

1. Introduction

- 1.1. White Consultants were appointed by Cotswold District Council in April 2014 to undertake an update of the landscape assessment around key settlements¹ undertaken in 2000.
- 1.2. The scope of the study is to update the assessment taking into account the impact of any physical change since 2000, any revised assessments, policies and up-to-date guidance and focussing on the strategic housing land availability assessment (SHLAA) sites coming forward. The sites considered in this report are those considered by Cotswold District Council as not being deliverable but which may be put forward by developers as part of a challenge to the emerging Local Plan.
- 1.3. The report should be considered as an annex of a study of deliverable sites dated October 2014 which explains the method for assessment, the landscape context for the district and considers each settlement and its relationship with the surrounding landscape. This report does not repeat this information but the assessments of the sites works within its context. The study is intended to form part of the evidence base which will inform the Local Development Framework.
- 1.4. The report is divided into two parts. In Part 1, we introduce the assessment (1.0) and briefly set out a summary of the site assessments [2.0]. The sensitivity assessments for each identified site are set out in Part 2 in settlement alphabetical order.

¹ Study of Land Surrounding Key Settlements in Cotswold District, White Consultants, June 2000

2. Summary of Findings

2.1. The landscape sensitivities of each site are summarised in Table 1.

Table 1A Additional sites landscape sensitivity- Housing

HOUSING SITES		
Settlement	Site Ref	Sensitivity
Andoversford	A_4	High/medium
Blockley	BK_1	High
Blockley	BK_14A	Medium/low
Blockley	BK_14B	High/medium
Chipping Campden	CC_51	High/medium
Chipping Campden	CC_52	High/medium
Chipping Campden	CC_53	High
Cirencester	C_42	High/medium
Cirencester	C_80	High/medium
Fairford	F_34	High/medium
Fairford	F_36B	High/medium
Lechlade	L_13A	High/medium
Lechlade	L_13B	High
Lechlade	L_30	High
Northleach	N_1B	High
Siddington	SD_9A	High/medium
Siddington	SD_9B	High/medium
Siddington	SD_9C	High/medium
Siddington	SD_9D	High/medium
Siddington	SD_10	High/medium
Siddington	SD_11	High/medium and Medium
Siddington	SD_13	High
Siddington	SD_14	High/medium
Tetbury	T_31A	High
Tetbury	T_31C	High/medium
Willersey	W_9	High/medium

Table 1B Additional sites landscape sensitivity- Economic Development

ECONOMIC DEVELOPMENT SITES		
Settlement	Site Ref	Sensitivity
Northleach	NOR_E3B	High
Siddington	SID_E1	High and High/medium
Siddington	SID_E2	High and High/medium

PART 2

3. Site Sensitivities

3.1. The context of each settlement and sensitivity of each site is set out in the following pages. Below, an explanation of the purpose of each section is set out.

3.2. The assessment of each site is concise, picking out the main characteristics and factors which influence sensitivity.

Site Description

3.3. This section summarises the description of the site and its context drawing from desk study and site visits.

Site Sensitivity Summary

3.4. This section summarises the landscape sensitivity of the site for development. The method used to arrive at this judgement is explained in the method section. Where some parts of a site are less sensitive than other parts, and able to accommodate development, this is explained. For example, a medium sensitivity site is unlikely to be able to accommodate development throughout without significant character change.

Landscape context

3.5. The relevant national character area, landscape character type and landscape character area are noted. The Historic Landscape Character description covering the site is also set out.

Landscape Designations

3.6. Landscape designations are listed in this section and comments made as to the specific features. Designations can indicate that the area is sensitive.

Biodiversity Designations

3.7. Nature conservation designations are listed in this section and comments made as to the specific features. Designations can indicate that the area is sensitive. Where 'none' is stated this means that no national designations are present. However, this does not mean that there is no nature conservation value as no detailed assessment has been made.

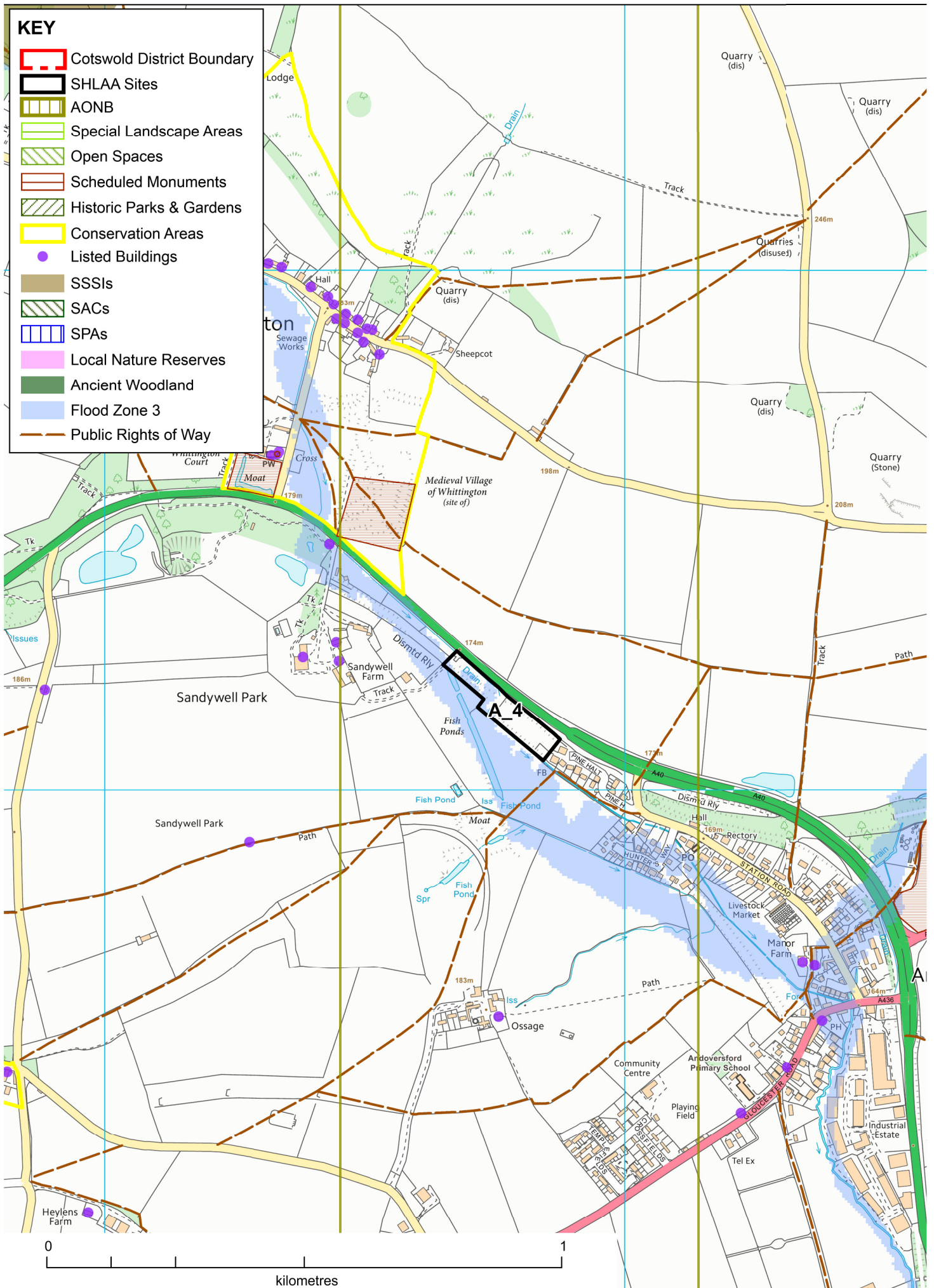
Historic Designations

3.8. Historic conservation designations are listed in this section and comments made as to the specific features. Designations can indicate that the area is sensitive. Where 'none' is stated this means that no designations are present. However, this does not mean that there is no historical conservation value as no detailed assessment has been made.

Other constraints

3.9. Other factors such as the presence of Flood Zone 3 and public rights of way (PROW) are noted. The former can act as a very serious constraint whilst PROWs indicate the presence of sensitive receptors who may have views of the site or use it for recreational enjoyment and visual amenity.

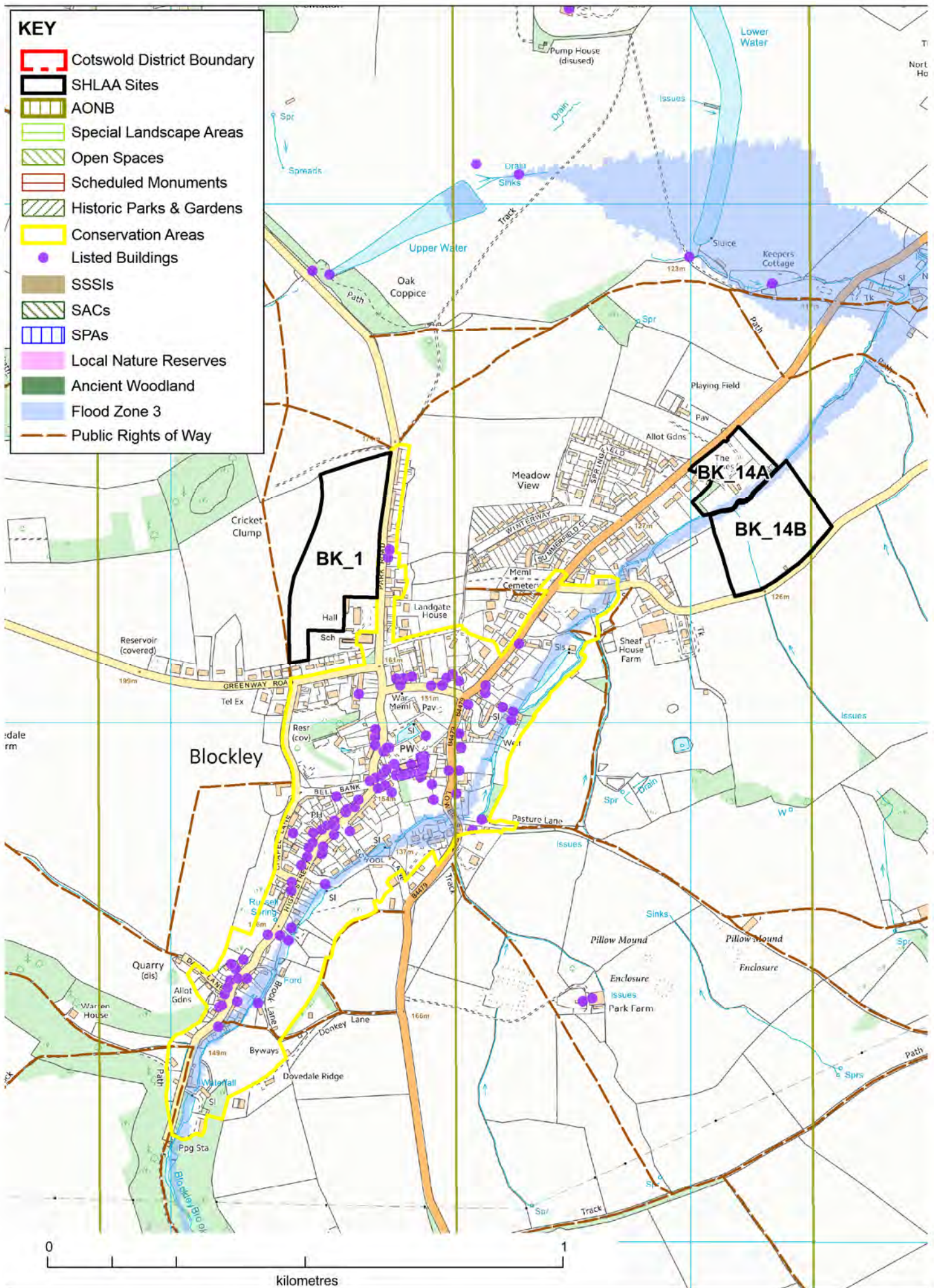
4. Andoversford



**Figure A2 - ANDOVERSFORD
Housing Sites, Constraints and Designations**

Site Reference: A_4	Settlement:	Andoversford
DESCRIPTION:		
<p>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 AONB.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	High/medium	
Justification:		
<p>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 AONB and complements and buffers the historic features to the south west. Development on the site is highly undesirable.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	7. High Wold	
<i>Landscape Character Area:</i>	Cotswolds High Wold Plateau	
<i>Historic Landscape Character:</i>	Riverine pasture, probably meadows now largely enclosed (<i>does not apply to site</i>)	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	within Cotswolds AONB	
<i>Historic:</i>	none	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	none	

5. Blockley



Site Reference: BK_1	Settlement: Blockley
DESCRIPTION:	
<p>This site consists of a large, gently rolling arable field on the upper valley slopes (in the Vale of Moreton Farmed Slopes) on the north-western edge of the settlement. To the north, there is a fairly dense hedge and discontinuous tree belt screening views from the north and from the PROW just outside the site. To the east, the site is hedged and at a higher level than Park Road and is overlooked by stone houses and terraces which form a distinctive skyline at a high level overlooking the vale to the east. To the south, the site abuts and is visible from the village hall, from the school playing field and from the rear elevations of houses on Greenway Road. To the west the site has no physical boundary but is part of a larger arable field with the Heart of England Way crossing it north/south and bound to the west by a permeable tall hedge. There are views from the PROW across the wider valley and across the site. The Conservation Area western boundary is contiguous with much of the eastern site boundary and is in close proximity along part of its southern boundary. There are two Listed Buildings along its eastern boundary, on the eastern side of Park Road.</p>	
LANDSCAPE SENSITIVITY:	
Evaluation:	High
Justification:	
<p>This site is susceptible to development by reason of its location high on the valley sides (albeit not on the Wold), of a size and scale which does not respond to the settlement pattern of linear/piecemeal development at this level, especially Park Road, direct and significant visibility from the Heart of England Way and from housing adjacent and the lack of any physical boundary to the west. Its value is demonstrated by its location within the AONB, its proximity to the Conservation Area and two Listed Buildings. Its merits only are that it is screened from some directions.</p>	
LANDSCAPE CONTEXT	
<i>National Character Area:</i>	Cotswolds
<i>Landscape Character Type:</i>	15. Farmed Slopes
<i>Landscape Character Area:</i>	Vale of Moreton Farmed Slopes
<i>Historic Landscape Character:</i>	Existing settlement - present extent
CONSTRAINTS/DESIGNATIONS	
<i>Landscape:</i>	Cotswolds AONB
<i>Historic:</i>	Blockley Conservation Area lies adjacent
<i>Biodiversity:</i>	none
<i>Other (floodplain, PROWs):</i>	PROW

Site Reference: BK_14A	Settlement:	Blockley
DESCRIPTION:		
<p>This site consists of the houses and grounds of two dwellings, The Limes and Brook Barn, lying on the lower valley floor bordering Blockley Brook. The site fronts onto Station Road (B4479) on the north eastern approaches the settlement, separated from it by mature limes trees, which are a positive feature on this approach, and hedge. The Limes consists of a large house set well back from the road in extensive grounds, with a tree belt along part of its western boundary. Brook Barn is a smaller dwelling set on the southern boundary to its site, with a long drive connecting it to Station Road. There is an outgrown hedge to the arable field to the north east which restricts views into the site, so the houses are not apparent. However, there are some filtered views into both properties from Draycott Road. The southern boundary of the site is in the floodplain.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	Medium/low	
Justification:		
<p>The susceptibility of this site lies in its proximity to a Flood Zone and its location on the edge of the settlement, with open countryside to the north east and south east. Its value is indicated by its inclusion within the Cotswolds AONB, although it does not reflect its qualities. Should redevelopment be considered appropriate, then care should be taken to ensure a sympathetic north eastern edge at a low density and it would be preferable to create a green corridor along the southern boundary which lies in the Flood Zone.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	17. Pastoral Lowland Vale	
<i>Landscape Character Area:</i>	Vale of Moreton	
<i>Historic Landscape Character:</i>	Less irregular enclosure partly reflecting former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	Cotswolds AONB	
<i>Historic:</i>	none	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	Flood Zone	

Site Reference: BK_14B	Settlement: Blockley
DESCRIPTION:	
<p>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.</p>	
LANDSCAPE SENSITIVITY:	
Evaluation:	High/medium
Justification:	
<p>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 AONB 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.</p>	
LANDSCAPE CONTEXT	
<i>National Character Area:</i>	Cotswolds
<i>Landscape Character Type:</i>	17. Pastoral Lowland Vale
<i>Landscape Character Area:</i>	Vale of Moreton
<i>Historic Landscape Character:</i>	Less irregular enclosure partly reflecting former unenclosed cultivation patterns
CONSTRAINTS/DESIGNATIONS	
<i>Landscape:</i>	within the Cotswolds AONB
<i>Historic:</i>	none
<i>Biodiversity:</i>	none
<i>Other (floodplain, PROWs):</i>	Flood Zone

6. Chipping Campden

Site Reference: CC-51	Settlement: Chipping Campden
DESCRIPTION:	
<p>The site lies on rising ground in the open countryside to the east of the cricket ground and housing estates on Station Road. There is a small agricultural shed and a pair of 20c semi-detached houses in the south western corner and an orchard, hardstandings and paddock partly used for storage. A trimmed tall hedge lies to the west and an outgrown hedge lies to the southern boundary alongside the road preventing views into the site. To the north, there is a fenced boundary and to the east there is the Whaddon Grange farmhouse in a mature garden. The barn provides the end vista to a corner on Station Road approaching from The Cam (A4035) and the houses and hedge form the local skyline when viewed from the south. The site therefore contributes to the rural character on the outskirts of the settlement. There is some tranquillity from the rural location although this may be reduced by farm operations. It lies within the Cotswold AONB.</p>	
LANDSCAPE SENSITIVITY:	
Evaluation:	High/medium
Justification:	
<p>The site has susceptibility to change through housing as it contributes to the local rural character and forms the local skyline on rising ground. Housing here would significantly extend the settlement envelope eastwards into open countryside. It also lies within the Cotswold AONB.</p>	
LANDSCAPE CONTEXT	
<i>National Character Area:</i>	Cotswolds
<i>Landscape Character Type:</i>	17. Pastoral Lowland Vale
<i>Landscape Character Area:</i>	Vale of Moreton
<i>Historic Landscape Character:</i>	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns
CONSTRAINTS/DESIGNATIONS	
<i>Landscape:</i>	Within Cotswolds AONB.
<i>Historic:</i>	none
<i>Biodiversity:</i>	none
<i>Other (floodplain, PROWs):</i>	none

Site Reference: CC-52	Settlement:	Chipping Campden
DESCRIPTION:		
<p>The site comprises the lower half of 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 AONB.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	High/medium	
Justification:		
<p>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 AONB.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	17. Pastoral Lowland Vale	
<i>Landscape Character Area:</i>	Vale of Moreton	
<i>Historic Landscape Character:</i>	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	Within Cotswolds AONB.	
<i>Historic:</i>	none	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	PROWs lie to the south	

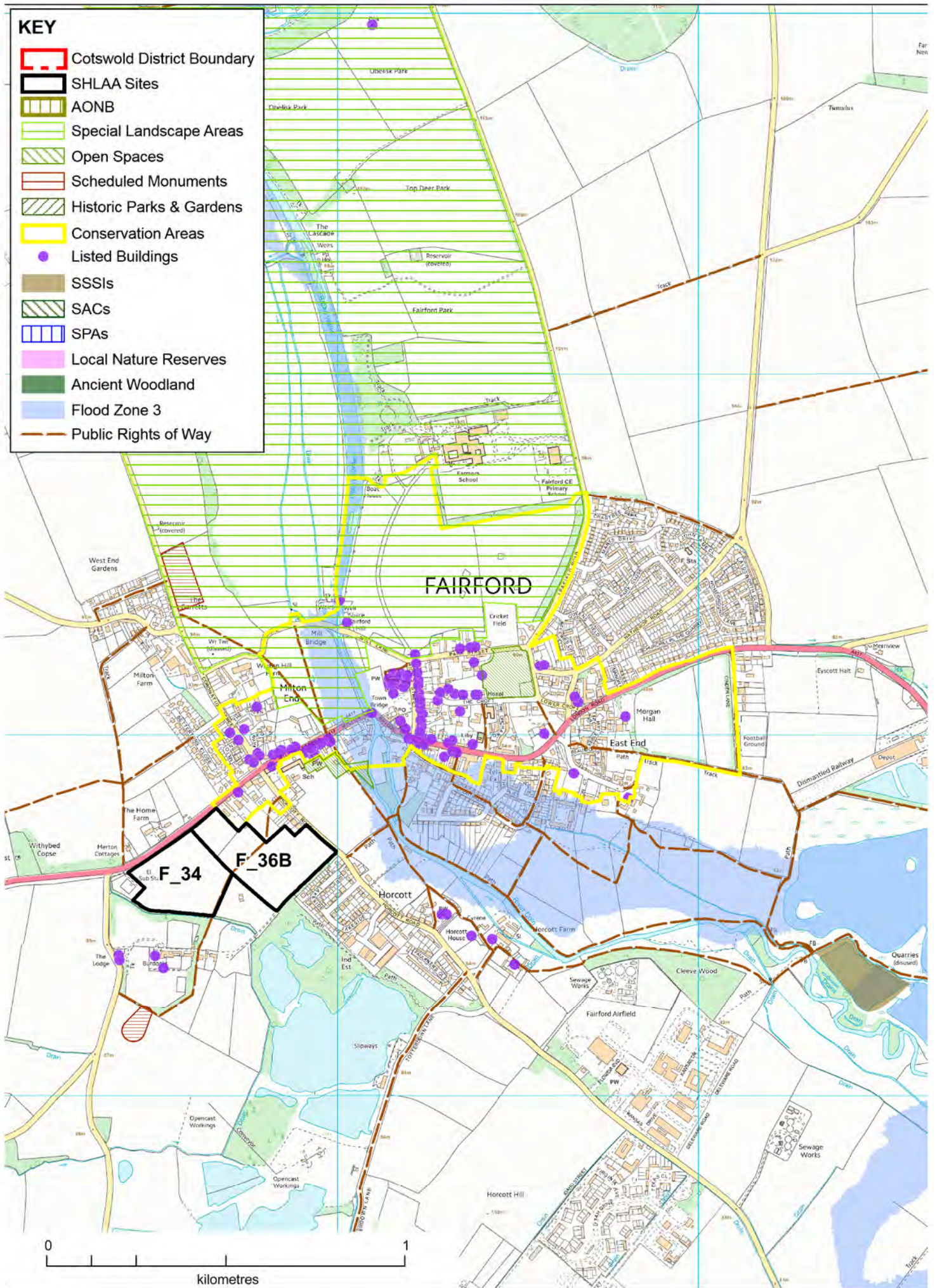
Site Reference: CC-53	Settlement: Chipping Campden
DESCRIPTION:	
<p>The site comprises a strip of a very large arable field west of the road to Broad Campden on the southern fringes of the settlement. The land lies on a gentle rounded ridge so the northern part falls to the north west and the southern part just overtops the crest and begins to fall south east. The boundary to the road is a low cut hedge with just one tree at its northern end. There are no other boundaries and the site is open to the north east. To the north, there are filtered views to the centre of the settlement and also to the church. To the south there are views from the Broad Campden direction. The main view to the site is from the Monarch's Way which runs alongside the road and links Chipping Campden with Broad Campden. Users have good views across to the church, as have users of the road. There are existing houses on the other side of the road but these are set within mature gardens and are mitigated to an extent. It is apparent though, that residents enjoy the view so screening is less than desirable. The road and housing edge reduce tranquillity but the site feels rural and open. It lies within the Cotswold AONB.</p>	
LANDSCAPE SENSITIVITY:	
Evaluation:	High
Justification:	
<p>The site has susceptibility to change through housing development as it is in open countryside with very little enclosure and no vegetated boundary to the north east, and it contributes to the local rural character allowing views to the church in Chipping Campden from the Monarch's Way which links Broad Campden and Chipping Campden and adjacent road. Any development would be likely to be highly prominent from the public footpath and also be visible from the church environs. The dwellings to the south west are no justification for extending the settlement in this location as they are integrated by vegetation to an extent, which a new development would not achieve for many years. The site also lies within the Cotswold AONB.</p>	
LANDSCAPE CONTEXT	
<i>National Character Area:</i>	Cotswolds
<i>Landscape Character Type:</i>	17. Pastoral Lowland Vale
<i>Landscape Character Area:</i>	Vale of Moreton
<i>Historic Landscape Character:</i>	Less irregular enclosure partly reflecting former unenclosed cultivation patterns
CONSTRAINTS/DESIGNATIONS	
<i>Landscape:</i>	Within Cotswolds AONB.
<i>Historic:</i>	none
<i>Biodiversity:</i>	none
<i>Other (floodplain, PROWs):</i>	Monarch's Way runs along the edge of the site.

7. Cirencester

Site Reference: C_42	Settlement:	Cirencester
DESCRIPTION:		
<p>The site comprises of two fields/enclosures which lie on the convex steeply sloping sides of the Churn Valley above the floodplain which lies to the north west. The southern part of the site is highly uneven with small scale hillocks and dips which suggest possible former use as a quarry. The fields are used for improved pasture and are crossed by a PROW which links the settlement to the wider landscape to the north and west. The fields also appear to be well used for informal recreation such as dog walking. The north and western boundaries are hedges and the boundaries to the south and west are housing with some garden vegetation which helps to soften the edge to an extent. There are views to the site from the valley floodplain from PROWs including the Monarch's Way which runs along its western boundary, from which it forms the local skyline. There are also oblique views from the A417. There are attractive views out from the site to the north and west. Woodland at a lower level helps screen the site in some closer views from the north west. The site lies in a Special Landscape Area and there is a listed building at Lower Bowling Green Farm to the north west.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	High/medium	
Justification:		
<p>The site has susceptibility to change as it forms part of the sloping valley sides of the River Churn visible from Monarch's Way and in views from other public footpaths across the attractive valley floor. The site lies in an SLA and contributes to the character of the valley. It is well used by the local community. Adjacent dwellings on the upper slopes are screened to an extent by landform in some views although are apparent from the A417.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	Urban	
<i>Landscape Character Area:</i>	Cirencester	
<i>Historic Landscape Character:</i>	Flooded water meadow system. (This is considered inaccurate as the site is on a slope adjacent to the floodplain).	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	North Cirencester Special Landscape Area	
<i>Historic:</i>		
<i>Biodiversity:</i>		
<i>Other (floodplain, PROWs):</i>	Monarch's Way lies adjacent and a PROW crosses the site.	

Site Reference: C_80	Settlement:	Cirencester
DESCRIPTION:		
<p>This site comprises of three arable fields with moderately regular boundaries on the sloping valley sides of the River Churn. The field boundaries are low cut hedges running along the slopes but a mixture of low hedge and fence along Kingshill Lane to the east. The site is therefore open. The western boundary is open abutting a line of pylons and power lines which are a detractor. Beyond this to the west is the recently constructed Kingshill development which has been built reflecting vernacular forms and has a moderately varied structure and a positive edge, though unmitigated with vegetation at present. There is a public footpath running along the slope through the site. To the east there is a young mixed tree belt. To the south, the site abuts the relatively open floodplain and views are possible across this from the busy A419(T) which also reduces tranquillity through movement and noise. A sports building and low floodlights are visible on the skyline to the north of the site. Listed buildings lie at Preston Forty Farm to the south and Preston Conservation Area lies to the east beyond the tree belt.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	High/medium	
Justification:		
<p>The site is susceptible to change because it is open and lies on a prominent slope highly visible to users of the A419(T) to the south. Development on this site would be a major extension of the built form into open countryside. The presence of the sports facilities to the north are not sufficient justification for a major built extension as they are relatively low key in nature. The power lines provide a logical boundary to the built form and the new development will provide a positive edge once landscape planting is established.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	Dip Slope Lowland	
<i>Landscape Character Area:</i>	The Ampneys	
<i>Historic Landscape Character:</i>	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	none	
<i>Historic:</i>	listed buildings to the south.	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	PROW through the site.	

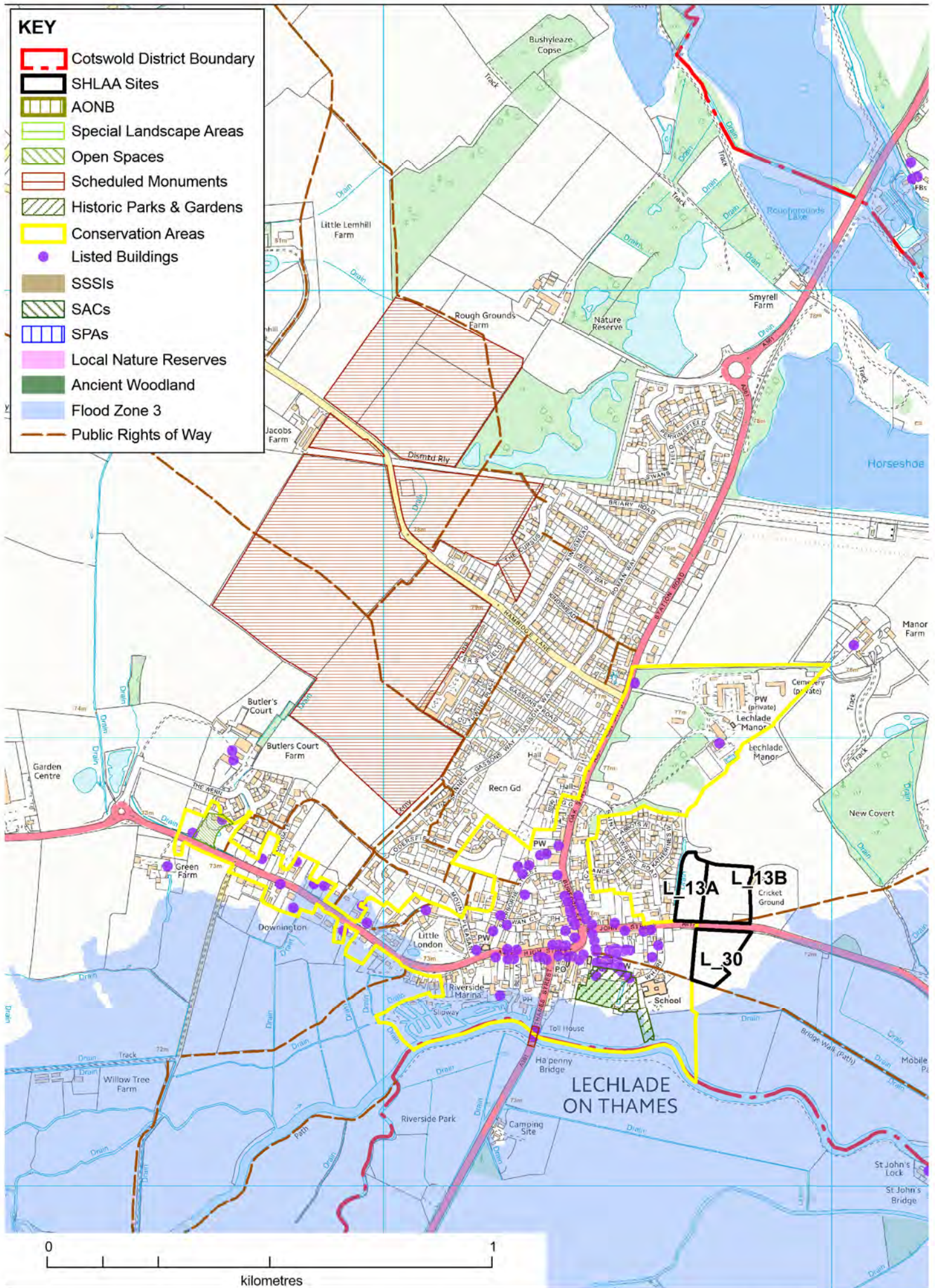
8. Fairford



Site Reference: F_34	Settlement:	Fairford
DESCRIPTION:		
<p>The site lies on the south western edge of Fairford on very gently sloping land and comprises one arable field. To the north west, along the A417, there is a low cut hedge with occasional mature trees and a wide roadside verge. Semi-mature birches have been planted at the western corner of the site next to an electricity sub-station. Views are possible across the site from the A417 adjacent but also as from the road as it descends the hill from the west. New housing is being constructed to the north of the A417 but this is not apparent from the road until further east due to hedgerows and existing trees around two roadside dwellings. A mature tree belt lies on the southern boundary of the site dividing it from a large listed house in grounds at Burdocks. A fence divides the field from pasture to the south and an outgrown hedge divides the site from fields to the north east towards the settlement. The edges of Fairford are recessive and indented with an incremental mix of traditional buildings to the north within the Conservation Area, linear development further south and a small hedged field to the rear of properties. A public footpath runs along the south eastern boundary of the site linking the settlement to the countryside to the south west. The site has limited tranquillity due to the presence of the A417, sub-station and housing to the north.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	High/medium	
Justification:		
<p>The site is susceptible to change from housing as it lies in open countryside which is not connected to the settlement proper and would significantly extend it to the south west. This extension would be visible from the A417 to the west for some distance. The listed buildings at Burdocks are adjacent and their rural setting would be reduced. The site would rely on site F_36B to be developed beforehand to act as an extension to the settlement and that site is sensitive due to its green gap function and as setting to the Conservation Area. The new development to the north of the A417 abuts a previously detractive edge to the settlement. It is not a justification for a similar approach to the south of the road which is more open, has a higher sensitivity and a better relationship with the existing settlement.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Thames and Avon Vales	
<i>Landscape Character Type:</i>	River Basin Lowland	
<i>Landscape Character Area:</i>	Fairford and Lechlade	
<i>Historic Landscape Character:</i>	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	none	
<i>Historic:</i>	Burdocks to the south is listed.	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	PROW runs along the southern boundary.	

Site Reference: F_36B	Settlement:	Fairford
DESCRIPTION:		
<p>The site lies on the south western edge Fairford on very gently sloping land separating it from Horcott to the south. There are three improved pasture fields enclosed internally by a low hedge and timber fence. To the north west, along the A417, there is a low stone wall with maturing trees in a wide roadside verge which allow filtered views of the site. New housing is being constructed to the north. To the south west, there is an outgrown hedge with occasional trees which screen the grassland but which would not screen houses. Mature trees lie on the southern boundary with Horcott and vegetated gravel workings. The Horcott Road to the north east is fenced with occasional trees within the site, allowing clear views. The edges of Fairford are recessive and indented with an incremental mix of traditional buildings to the north within the Conservation Area, linear development further south and a small hedged field to the rear of properties. A public footpath crosses the site linking the settlement to the countryside to the south west. The site has limited tranquillity due to the presence of the A417 and housing to the north, south and east.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	High/medium	
Justification:		
<p>The site is susceptible to change from housing as it provides a green gap between Fairford and Horcott when combined with playing fields along the River Coln corridor to the north east. This allows the settlements to retain their separate identities. The site has value in providing the setting to the western end of the Conservation Area which features recessive but attractive traditional buildings which form a positive introduction to the old settlement. The new development to the north of the A417 abuts a previously detractive edge to the settlement. It is not a justification for a similar approach to the south of the road which has a higher sensitivity and better relationship with the existing settlement.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Thames and Avon Vales	
<i>Landscape Character Type:</i>	River Basin Lowland	
<i>Landscape Character Area:</i>	Fairford and Lechlade	
<i>Historic Landscape Character:</i>	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	none	
<i>Historic:</i>	Fairford Conservation Area bounds the area to the north east	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	A PROW runs through the site.	

9. **Lechlade-On-Thames**

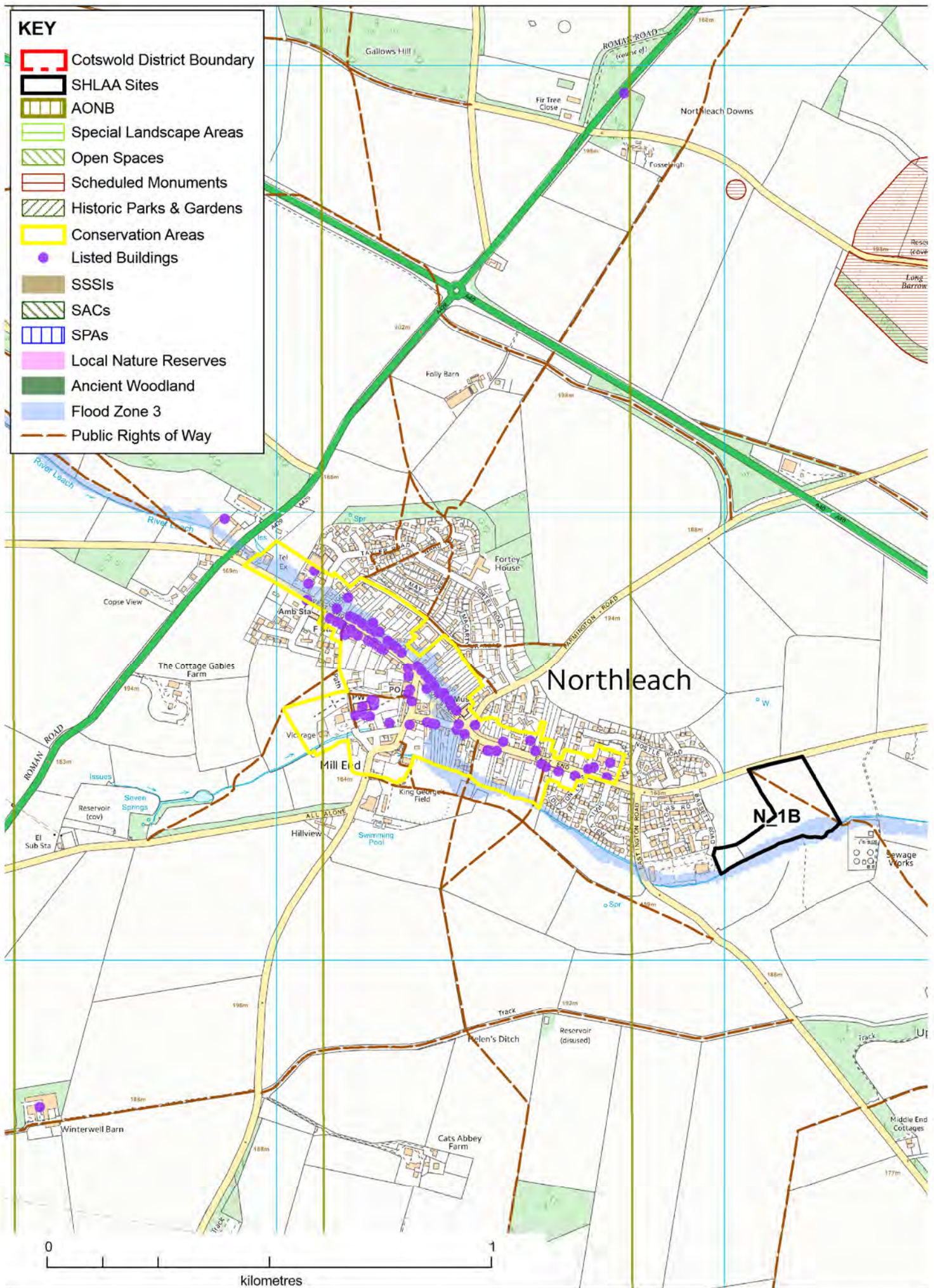


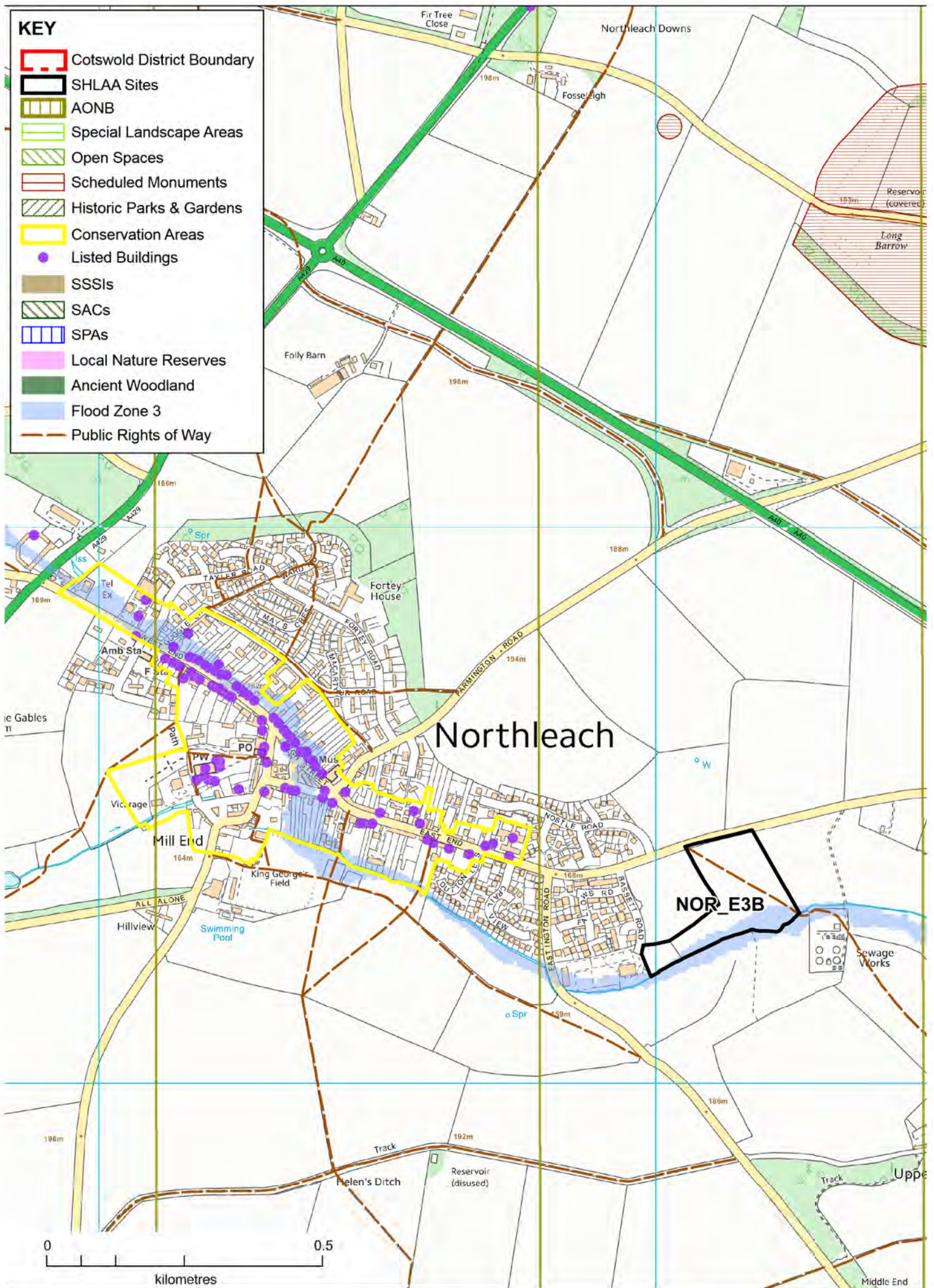
Site Reference: L13A	Settlement:	Lechlade
DESCRIPTION:		
<p>The site is on the eastern edge of the settlement and is part of a large, apparently unimproved, pastoral parkland field with specimen trees on low lying flat land running up to Lechlade Manor to the north. The settlement edge, beyond a ditch, is a modern 20c estate with houses of limited architectural merit but softened to an extent by maturing garden trees and vegetation in views from the east along the A417 and a public footpath. The A417 boundary is walled with a fine line of mature trees which together reinforce the character of the estate landscape. To the north, there is an outgrown hedge with trees which protrudes into the parkland pasture and which screens the site in summer from the Manor House. There is a cricket pitch with small club house to the east which is low key and complements the estate and parkland.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	High/medium	
Justification:		
<p>The site is susceptible to change through housing as it forms part of the estate parkland landscape and would be highly visible in views from the east which would also have views towards the listed Lechlade Manor which faces south east. Any development would form a raw unmitigated edge to the settlement. The stone wall and trees to the south are a positive feature reflecting the estate character on the road approach and should be retained. The value of the site is as part of the parkland landscape and setting to the listed Manor. The pasture appears to be unimproved. The road is an important approach to the town along the Thames valley with the church spire apparent as well as the manor. Whilst the trees to the north would screen or filter development to an extent from views from Lechlade Manor, the potential development's juxtaposition with the building in views from the east would adversely affect the perception of the parkland setting. The existing housing edge will become more recessive over time as vegetation grows, although hedge planting and further tree planting would be beneficial. Overall, the site is considered unsuitable. However, if development was carried out then buildings should be to the highest standard reflecting the local vernacular, with a varied edge addressing the parkland and with significant planting on the eastern edge to break up the built form. Any access should avoid the southern line of trees and wall.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Thames and Avon Vales	
<i>Landscape Character Type:</i>	River Basin Lowland	
<i>Landscape Character Area:</i>	Fairford and Lechlade	
<i>Historic Landscape Character:</i>	Surviving post-medieval designed ornamental landscape	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	none	
<i>Historic:</i>	Listed Lechlade Manor lies to the north. Lechlade Conservation Area lies to the south.	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	PROW to the east.	

Site Reference: L13B	Settlement:	Lechlade								
<p>DESCRIPTION:</p> <p>The site is on the eastern edge of the settlement and is part of a large, apparently unimproved, pastoral parkland field with specimen trees on low lying flat land running up to Lechlade Manor to the north. The settlement edge, beyond a ditch to the west, is a modern 20c estate with houses of limited architectural merit but softened to an extent by maturing garden trees and vegetation in views from the east along the A417 and a public footpath. The A417 boundary is walled with a fine line of mature trees which together reinforce the character of the estate landscape. To the north, the open parkland runs up to the Manor House which overlooks the site. There is a cricket pitch with small club house directly to the east which is low key and complements the estate and parkland.</p>										
<p>LANDSCAPE SENSITIVITY:</p> <p>Evaluation: High</p> <p>Justification:</p> <p>The site is susceptible to change through housing as it forms part of the estate parkland landscape and would be highly visible in views from the east which would also have views towards the listed Lechlade Manor which overlooks the site. The value of the site is as part of the parkland landscape and setting to the listed Manor. The pasture appears to be unimproved. Any development would form a raw unmitigated edge to the settlement significantly extending it to the east. The stone wall and trees to the south are a positive feature reflecting the estate character on the road approach and should be retained. The road is an important approach to the town along the Thames valley with the church spire apparent as well as the manor. Overall, the site is considered highly sensitive.</p>										
<p>LANDSCAPE CONTEXT</p> <table> <tr> <td data-bbox="193 1055 507 1084"><i>National Character Area:</i></td> <td data-bbox="735 1061 1023 1090">Thames and Avon Vales</td> </tr> <tr> <td data-bbox="193 1095 531 1124"><i>Landscape Character Type:</i></td> <td data-bbox="735 1102 975 1131">River Basin Lowland</td> </tr> <tr> <td data-bbox="193 1135 531 1164"><i>Landscape Character Area:</i></td> <td data-bbox="735 1142 999 1171">Fairford and Lechlade</td> </tr> <tr> <td data-bbox="193 1176 568 1205"><i>Historic Landscape Character:</i></td> <td data-bbox="735 1182 1286 1245">Surviving post-medieval designed ornamental landscape</td> </tr> </table>			<i>National Character Area:</i>	Thames and Avon Vales	<i>Landscape Character Type:</i>	River Basin Lowland	<i>Landscape Character Area:</i>	Fairford and Lechlade	<i>Historic Landscape Character:</i>	Surviving post-medieval designed ornamental landscape
<i>National Character Area:</i>	Thames and Avon Vales									
<i>Landscape Character Type:</i>	River Basin Lowland									
<i>Landscape Character Area:</i>	Fairford and Lechlade									
<i>Historic Landscape Character:</i>	Surviving post-medieval designed ornamental landscape									
<p>CONSTRAINTS/DESIGNATIONS</p> <table> <tr> <td data-bbox="193 1323 336 1352"><i>Landscape:</i></td> <td data-bbox="735 1330 799 1359">none</td> </tr> <tr> <td data-bbox="193 1364 304 1393"><i>Historic:</i></td> <td data-bbox="735 1370 1358 1456">Listed Lechlade Manor overlooks the area from the north. Lechlade Conservation Area lies to the south west.</td> </tr> <tr> <td data-bbox="193 1460 352 1489"><i>Biodiversity:</i></td> <td data-bbox="735 1467 799 1496">none</td> </tr> <tr> <td data-bbox="193 1500 536 1529"><i>Other (floodplain, PROWs):</i></td> <td data-bbox="735 1507 1270 1536">PROW through the southern part of the site.</td> </tr> </table>			<i>Landscape:</i>	none	<i>Historic:</i>	Listed Lechlade Manor overlooks the area from the north. Lechlade Conservation Area lies to the south west.	<i>Biodiversity:</i>	none	<i>Other (floodplain, PROWs):</i>	PROW through the southern part of the site.
<i>Landscape:</i>	none									
<i>Historic:</i>	Listed Lechlade Manor overlooks the area from the north. Lechlade Conservation Area lies to the south west.									
<i>Biodiversity:</i>	none									
<i>Other (floodplain, PROWs):</i>	PROW through the southern part of the site.									

Site Reference: L_30	Settlement: Lechlade
DESCRIPTION:	
<p>The site is on the eastern edge of the settlement separated from the current built edge by a pasture field and a gappy outgrown hedge with trees. It is part of a larger apparently unimproved pastoral field, with remnant ridge and furrow, which lies just above the floodplain on the flat valley floor of the Thames. To the south, the site is defined by a well used public footpath, the Bridge Walk, and has no currently defined eastern boundary. To the south of the footpath there is an outgrown hedgerow and to the north there are mature trees along the A417 road. The site is high visible in views from the east along the A417 approaches and the public footpath. Any development would be prominent from these views and noticeable above the hedgerow when viewed from the Thames Path along the Thames to the south. The current settlement edge is recessive and positive with listed buildings complemented by mature vegetation. Lechlade Manor to the north is a local feature.</p>	
LANDSCAPE SENSITIVITY:	
Evaluation:	High
Justification:	
<p>The site is susceptible to change through housing as it is located in a highly visible location on the eastern edge of the settlement visible from the Thames Path to the south, the adjacent footpath and the A417. The value of the site is as part of the unspoilt setting to the Conservation Area and views of the town with its distinctive spire from the east. Any remnant ridge and furrow and unimproved pasture is also intrinsically of value. Any development would form a raw unmitigated edge to the settlement significantly extending it to the east. Overall, the site is considered highly sensitive.</p>	
LANDSCAPE CONTEXT	
<i>National Character Area:</i>	Thames and Avon Vales
<i>Landscape Character Type:</i>	River Basin Lowland
<i>Landscape Character Area:</i>	Fairford and Lechlade
<i>Historic Landscape Character:</i>	Riverine pasture, probably meadows now largely enclosed
CONSTRAINTS/DESIGNATIONS	
<i>Landscape:</i>	none
<i>Historic:</i>	Lechlade Conservation Area lies directly to the west.
<i>Biodiversity:</i>	none
<i>Other (floodplain, PROWs):</i>	PROW runs along southern boundary.

10. Northleach

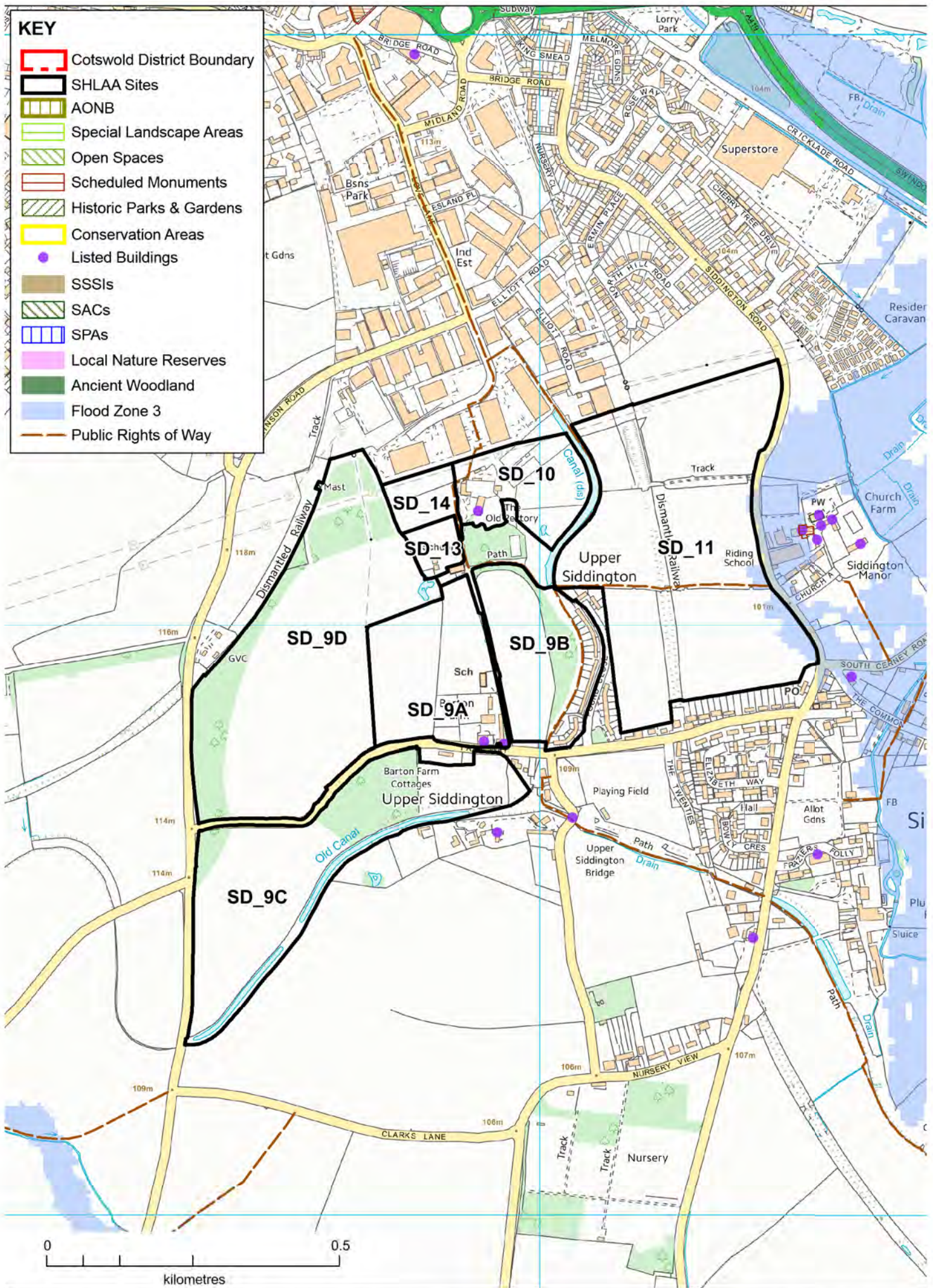


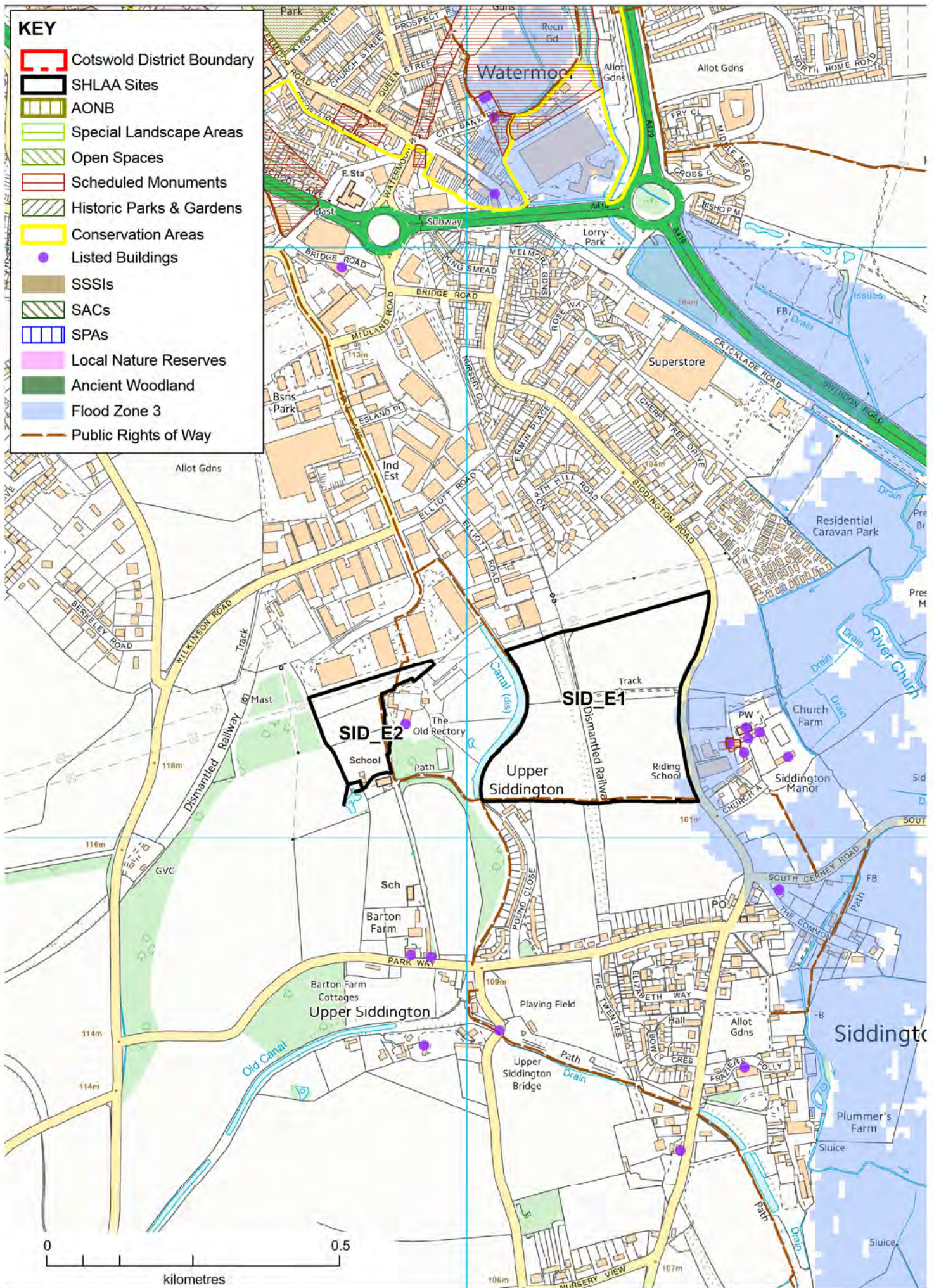


Site Reference: N_1B	Settlement:	Northleach
DESCRIPTION:		
<p>This site lies outside the settlement on its eastern edge, on the lower slopes of a pleasing small pasture valley with clearly defined valley sides. It lies adjacent to East End Road, the main approach to the settlement from the A40 from the east. From the road there are clear views into and across the site, which is a sloping field of ancient pasture, partly wrapping around the southern edge of site N_1A. Here the site lies bounds the watercourse and lies within the floodplain. A PROW crosses the site from north west to south east corners, with a small, partly screened sewage farm immediately adjacent. A fence along the site's eastern boundary does nothing to restrict views along the valley. The site lies in the Cotswolds AONB.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	High	
Justification:		
<p>The susceptibility of this site to housing development lies in its location within a very open valley landscape on ancient pasture running down to the River Leach, separated from the settlement edge by open pasture, its partial location in the floodplain, its contribution to the wider farmed landscape and its high visibility from the main settlement approach road from the east and PROWs. The eastern fence boundary provides no screening or logical boundary. The value of the site is in its AONB designation and the extent that the site reflects the characteristics and qualities of the designation. Housing development would be significantly and obviously extend the settlement in this location and would have a significant negative impact on the local landscape. Should adjoining site N_1A be developed then this site may have to be reconsidered in the long term if no more discreet sites are available in Northleach. However, it is not desirable and the river corridor is particularly sensitive.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	10.High Wold Dip-Slope Valley	
<i>Landscape Character Area:</i>	Upper / Middle Leach Valley	
<i>Historic Landscape Character:</i>	Regular organised enclosure ignoring former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	Cotswolds AONB	
<i>Historic:</i>	none	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	Flood Zone, PROW	

Site Reference:	Settlement:	Northleach
DESCRIPTION:		
<p>This site lies outside the settlement on its eastern edge, on the lower slopes of a pleasing small pasture valley with clearly defined valley sides. It lies adjacent to East End Road, the main approach to the settlement from the A40 from the east. From the road there are clear views into and across the site, which is a sloping field of ancient pasture, partly wrapping around the southern edge of site N_1A. Here the site lies bounds the watercourse and lies within the floodplain. A PROW crosses the site from north west to south east corners, with a small, partly screened sewage farm immediately adjacent. A fence along the site's eastern boundary does nothing to restrict views along the valley. The site lies in the Cotswolds AONB.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	High	
Justification:		
<p>The susceptibility of this site to economic development lies in its location within a very open valley landscape on ancient pasture running down to the River Leach, separated from the settlement edge by open pasture, its partial location in the floodplain, its contribution to the wider farmed landscape and its high visibility from the main settlement approach road from the east and PROWs. The eastern fence boundary provides no screening or logical boundary. The value of the site is in its AONB designation and the extent that the site reflects the characteristics and qualities of the designation. It is also near to housing on Basset Road, where houses have views over open countryside at present. Economic development would be out of scale and place in this location and would have a significant negative impact on the local landscape.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	10.High Wold Dip-Slope Valley	
<i>Landscape Character Area:</i>	Upper / Middle Leach Valley	
<i>Historic Landscape Character:</i>	Regular organised enclosure ignoring former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	within Cotswolds AONB	
<i>Historic:</i>	none	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	Flood Zone, PROW	

11. Siddington





Site Reference: SD_9A	Settlement: Siddington
DESCRIPTION:	
<p>Barton Farm and its associated buildings occupy this site, with a medium low stone wall bisecting it north/south and defining a very minor ridgeline, with grassland falling away gently to east and west of it. There are two Listed Buildings on the southern edge of the site, where it is subdivided into small paddocks and an orchard around the dwellings, with one large barn to the north. The site is well hedged and/or treed along all boundaries and there are few views into it, except from field gateways, as on Park Way. The young woodland in the northern part of SD_9D screens longer views to the north east. The site acts as a link between the core of Upper Siddington and the school adjacent to the Old Rectory to the north, and the lane along its eastern boundary is presumably well-used during school terms and as part of a footpath leading into Cirencester.</p>	
LANDSCAPE SENSITIVITY:	
Evaluation:	High/medium
Justification:	
<p>The susceptibility of this site to development lies in its function in maintaining separation between Siddington and the southern edge of Cirencester and its pleasing, loose relationship between the traditional built form of this side of the settlement and the landscape. Its value lies in its attractive character and role as setting for one of the older parts of Siddington.</p>	
LANDSCAPE CONTEXT	
<i>National Character Area:</i>	Cotswolds
<i>Landscape Character Type:</i>	Dip Slope Lowland
<i>Landscape Character Area:</i>	Kemble Dipslope
<i>Historic Landscape Character:</i>	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns
CONSTRAINTS/DESIGNATIONS	
<i>Landscape:</i>	Cotswolds
<i>Historic:</i>	Dip Slope Lowland
<i>Biodiversity:</i>	Kemble Dipslope
<i>Other (floodplain, PROWs):</i>	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns

Site Reference:SD_9B	Settlement:	Siddington
DESCRIPTION:		
<p>This site consists of open meadow on very gently rolling and sloping ground falling towards and fringed to the east by a dense tree belt and clearly visible along its western edge from the lane/footpath alongside Barton Farm and leading to the village school. The tree belt screens views from the PROW that lies to the rear of houses on Pound Close. It serves as part of the separation of Upper Siddington from Cirencester, but also provides linkage between the core settlement and the outlying Old rectory and school. It is not visible within the wider landscape. Tranquillity is fairly high, despite traffic noise, and the site is only overlooked by some of the buildings within Barton Farm.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	High/medium	
Justification:		
<p>Although this site is well screened from the wider landscape, its susceptibility to development lies primarily in its function in separating the settlement from Cirencester. It is also contributed to by its visibility from Barton Farm Lane and buildings within the farm complex and to the many users of the lane to and from the school. Its value lies in its contribution to the setting of the listed buildings to the south east. Loss of the tree belt would impact on local biodiversity.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	Dip Slope Lowland	
<i>Landscape Character Area:</i>	Kemble Dipslope	
<i>Historic Landscape Character:</i>	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	None	
<i>Historic:</i>	none	
<i>Biodiversity:</i>	wide tree belt along eastern edge	
<i>Other (floodplain, PROWs):</i>	N/S PROW between houses in Pound Close and tree belt; lane/footpath between core settlement and school.	

Site Reference: SD_9C	Settlement:	Siddington
DESCRIPTION:		
<p>This site, on the south eastern edge of the settlement, consists of three distinct areas: slightly rolling open arable field to the west; maturing deciduous woodland; and a smaller flat area of mown grass with ornamental trees to the east. The latter lies well within the settlement boundary and could be described as being within the core of the old village with listed buildings facing the site from the north. The entire site is bordered along its southern edge by the remaining earthworks of the derelict canal and its bordering tree line, which screens all views in from the south. The western and northern edges of the site have a ditch and cut hedge boundaries. As such there are views towards the site from the wider rolling landscape to the west but less so from the north west. Within the settlement, the eastern part of the site is clearly visible from Barton Farm Cottages. It is a fairly tranquil site, with overall traffic noise from roads around Cirencester.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	High/medium	
Justification:		
<p>The susceptibility of this site to development lies in its location partly outside the settlement, where it contributes to the wider farmed landscape typical of the Kemble Dipslope; its function as part of the narrow separation of Siddington from Cirencester; the presence of Listed Buildings adjacent to its northern edge, and the contribution of the eastern part to the green space and tranquillity at the core of the settlement. The canal corridor may be of biodiversity interest. Development of this eastern part would have least effect on the wider landscape but most impact on the core of the settlement's character, with Listed Buildings, some village houses and users of Park Way (pedestrian and vehicular) having views into it.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	Dip Slope Lowland	
<i>Landscape Character Area:</i>	Kemble Dipslope	
<i>Historic Landscape Character:</i>	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	none	
<i>Historic:</i>	proximity of two Listed Buildings at eastern end	
<i>Biodiversity:</i>	none, but note canal corridor	
<i>Other (floodplain, PROWs):</i>	none	

Site Reference:SD_9D	Settlement:	Siddington
DESCRIPTION:		
<p>A large, flat arable field on the western edge of Siddington, with extensive maturing woodland planting along its western and northern edges, consisting of a mixed deciduous tree belt of varying width, with denser woodland at the northern end beneath the line of pylons. Along its north western edge trees along the dismantled railway provide further screening and there is a good tall hedge and ditch along its southern boundary on Park Way. Boundaries to adjacent sites to the east are all well treed or hedged. There is a pond adjacent to its boundary with SD_13 and the school buildings that lie within SD_13 and nearby. This is its closest point to the settlement - an area that is already distinct from the main part of the village. Its tranquillity is disturbed by traffic noise and pylons, but all views of the southern edge of Cirencester are well screened.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	High/medium	
Justification:		
<p>The susceptibility of this site to development lies in its function in maintaining separation between Siddington and the southern edge of Cirencester and its contribution to the wider arable landscape of the Kemble Dipslope, although the dismantled railway and extensive woodland belt screen the area from the west. Its value lies in its role as setting for one of the older parts of Siddington with its rural character.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	Dip Slope Lowland	
<i>Landscape Character Area:</i>	Kemble Dipslope	
<i>Historic Landscape Character:</i>	Existing settlement - present extent	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	none	
<i>Historic:</i>	none	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	none	

Site Reference:SD_10	Settlement:	Siddington
DESCRIPTION:		
<p>This site consists of The Old Rectory, Siddington (a Listed Building) and flat, fenced horse paddocks with one storage area/grounds maintenance. Along its eastern boundary vegetation along the disused canal provides screening, as does an area of ornamental woodland beyond part of its southern edge. There is dense vegetation along its other boundaries, such that the large industrial sheds to the north are barely visible, although the line of pylons is a significant detractor here.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	High/medium	
Justification:		
<p>The susceptibility of this site to development lies in its function in separating Siddington and Cirencester and its visibility from the PROW in the north western corner of the site. Its value lies in its relationship to the Listed Building at its core. Any development here would eliminate the separation and green buffer between the settlements and would have a severe impact on the setting of a Listed Building.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	Dip Slope Lowland	
<i>Landscape Character Area:</i>	Kemble Dipslope	
<i>Historic Landscape Character:</i>	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	none	
<i>Historic:</i>	Listed Building at the Old Rectory	
<i>Biodiversity:</i>	pond in SE area; ornamental planting associated with Listed Building	
<i>Other (floodplain, PROWs):</i>	PROW in NW corner	

Site Reference: SD_11	Settlement:	Siddington
DESCRIPTION:		
<p>A group of six meadows, divided north/south by the line of the dismantled railway, now well vegetated, and bordered along its eastern boundary by Siddington Road, which is very open with a very low cut hedge bordering the site. The whole area slopes gently eastwards down towards the River Churn beyond Siddington Manor and the church with its spire which form a distinctive cluster half way between the two main settlements. The south eastern area of the site lies within a Flood Zone. To the west, it is bound partly by the well-vegetated but disused canal and partly by Pound Close, with housing mainly to one side, backed by a dense tree belt on higher ground, while to the south there is the hard edge of the rear of properties along Park Way. Internally there are some well-treed boundaries, especially along the PROW that crosses the site E/W. The site is a major component of the remaining separation of Siddington from Cirencester and lacks tranquillity due to traffic noise and vehicles on Siddington Road, views of housing on the edge of Cirencester and the presence of a line of pylons along its northern edge, which is not a defined boundary.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	Mixed. Mainly high/medium with field to south west medium	
Justification:		
<p>The susceptibility of this site to development lies in its function in the separation of Siddington from Cirencester - a separation band that is already very narrow, its high visibility, the presence of a Flood Zone along its eastern boundary and the presence of a PROW through the centre. Its value lies in its role as part of the setting for the listed building cluster around the church and Siddington manor to the east. As such it is inappropriate for any development. However, the south-western field lies alongside Pound Close, which consists mainly of a single line of housing. It is on sloping ground but is well screened by vegetation along the dismantled railway and along the PROW. If further strengthening of the trees along the PROW could be achieved, then housing in this part of the site would not extend the settlement further north than the adjacent 20c development along Pound Close, would seem a logical extension of it, would not be visible within the wider landscape and would be visible within the settlement only from Pound Close and a few houses on Park Way. Objections could be anticipated from homeowners on Pound Close, who currently enjoy views over this area of meadow backed by woodland.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	Dip Slope Lowland	
<i>Landscape Character Area:</i>	Kemble Dipslope	
<i>Historic Landscape Character:</i>	Existing settlement - present extent	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>		
<i>Historic:</i>	Park name suggesting site of former medieval deer park (symbol only)	
<i>Biodiversity:</i>	Vegetation along disused railway and canal may be of interest.	
<i>Other (floodplain, PROWs):</i>	PROW to the north. Flood Zone 3 along SE edge.	

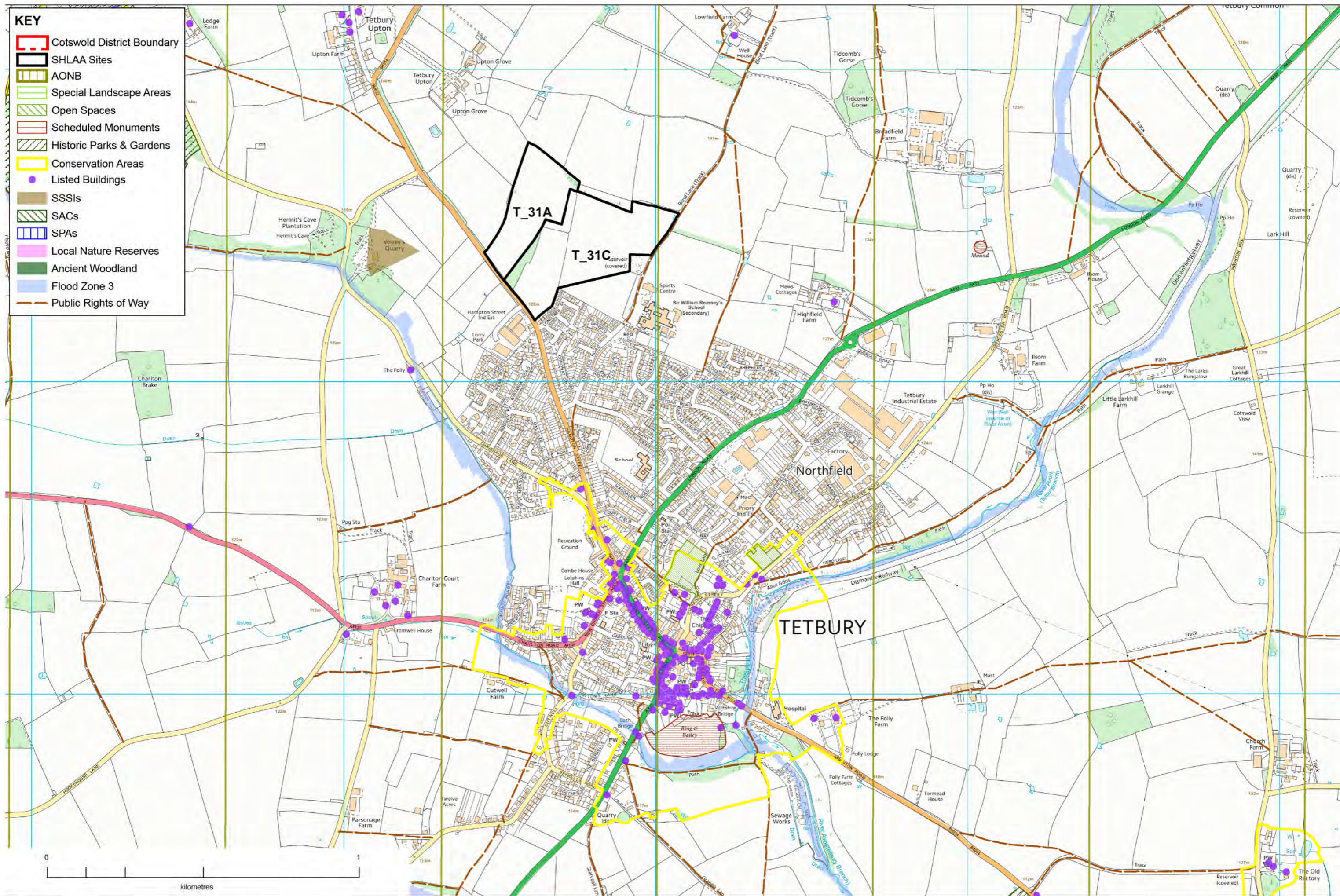
Site Reference:SD_13	Settlement:	Siddington
DESCRIPTION:		
The site comprises a small traditional village school with temporary buildings and playing field on level ground, grass with some equipment. Immediately adjacent is The Old Rectory (Listed Building). Open views are possible from the PROW to the east.		
LANDSCAPE SENSITIVITY:		
Evaluation:	High	
Justification:		
The susceptibility of this site to development lies in its contribution to the separation of Siddington from Cirencester, its current land use which contributes to the village character, its high visibility from a PROW. Its value lies in its proximity to a Listed Building.		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	Dip Slope Lowland	
<i>Landscape Character Area:</i>	Kemble Dipslope	
<i>Historic Landscape Character:</i>	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	none	
<i>Historic:</i>	proximity to Listed Building	
<i>Biodiversity:</i>	low	
<i>Other (floodplain, PROWs):</i>	PROW along eastern boundary	

Site Reference:SD_14	Settlement:	Siddington
DESCRIPTION:		
<p>A small area adjacent to The Old Rectory, in mixed use as uneven pasture (old ridge and furrow plus other unevenness) and horse paddock, with a line of large pylons running E/W across the northern part of the site, where it abuts large industrial units on the edge of Cirencester. A PROW runs along most of eastern edge. Woodland along western boundary screens the site substantially from the wider landscape. The site lacks tranquillity due to pylons, the industrial edge and some traffic noise.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	High/medium	
Justification:		
<p>The site's susceptibility to development lies in its role in the separation of Siddington and Cirencester. Although not visible within the wider landscape or from houses within the settlement, there are views from the PROW. Its value lies in its proximity to a Listed Building and possibly ridge and furrow.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	Dip Slope Lowland	
<i>Landscape Character Area:</i>	Kemble Dipslope	
<i>Historic Landscape Character:</i>	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	none	
<i>Historic:</i>	proximity to Listed Building, traces of ridge and furrow.	
<i>Biodiversity:</i>	some potential in meadow area?	
<i>Other (floodplain, PROWs):</i>	PROW to the east	

Site Reference:SID_E1	Settlement	Siddington
<p>DESCRIPTION:</p> <p>A group of four meadows, divided N/S by the line of the dismantled railway, now well vegetated. On its eastern boundary, Siddington Road is very open with a very low hedge bordering the site. The whole area slopes gently eastwards down towards the River Churn beyond Siddington Manor and the church with its spire which form a distinctive cluster half way between the two main settlements. There is a disused but well-vegetated canal along its western boundary. A well-vegetated PROW forms the southern boundary of the site, which is a major component of the remaining separation of Siddington from Cirencester. It lacks tranquillity due to traffic noise, vehicles on Siddington Road, the presence of a line of pylons along its northern edge and views of housing on the edge of Cirencester.</p> <p>LANDSCAPE SENSITIVITY:</p> <p>Evaluation: High and High/medium</p> <p>Justification:</p> <p>The susceptibility of this site to economic development lies in its contribution to the separation of Siddington and Cirencester, the location of a PROW along its southern edge, and the Flood Zone at its south eastern corner. Its value lies in its contribution to the setting of the cluster of listed buildings around the church and manor. The eastern part of the site contributes most significantly to the visual separation of the settlements and the western area is well screened from the wider landscape. But development of this western section would become a physical link between the two settlements and therefore is undesirable.</p> <p>LANDSCAPE CONTEXT</p> <p><i>National Character Area:</i> Cotswolds</p> <p><i>Landscape Character Type:</i> Dip Slope Lowland</p> <p><i>Landscape Character Area:</i> Kemble Dipslope</p> <p><i>Historic Landscape Character:</i> Less regular organised enclosure partly reflecting former unenclosed cultivation patterns</p> <p>CONSTRAINTS/DESIGNATIONS</p> <p><i>Landscape:</i> none</p> <p><i>Historic:</i> none</p> <p><i>Biodiversity:</i> none</p> <p><i>Other (floodplain, PROWs):</i> PROW to the south; Flood Zone 3 to small south east corner</p>		

Site Reference:SID_E2	Settlement:	Siddington
DESCRIPTION:		
<p>A mixed-use, mainly level site to the west of The Old Rectory which is a listed building, with uneven pasture (old ridge and furrow plus other unevenness) and horse paddock, and a school playing field containing temporary school buildings and some play equipment. A line of large pylons runs E/W cross the northern part of the site, where it abuts large industrial units on the edge of Cirencester. There is a PROW along most of the eastern boundary. Woodland along part of the western boundary provides strong screening. The site lacks tranquillity due to pylons, the industrial edge and some traffic noise.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	High/medium and High	
Justification:		
<p>The susceptibility of this site to economic development resides in its lies in its function as part of the separation of Siddington from Cirencester, its current land use and the presence of a PROW along its eastern boundary. Its value is in its relationship to The Old Rectory and the school, and possibly ridge and furrow.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	Dip Slope Lowland	
<i>Landscape Character Area:</i>	Kemble Dipslope	
<i>Historic Landscape Character:</i>	Less regular organised enclosure partly reflecting former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>		
<i>Historic:</i>		
<i>Biodiversity:</i>		
<i>Other (floodplain, PROWs):</i>	PROW to the east	

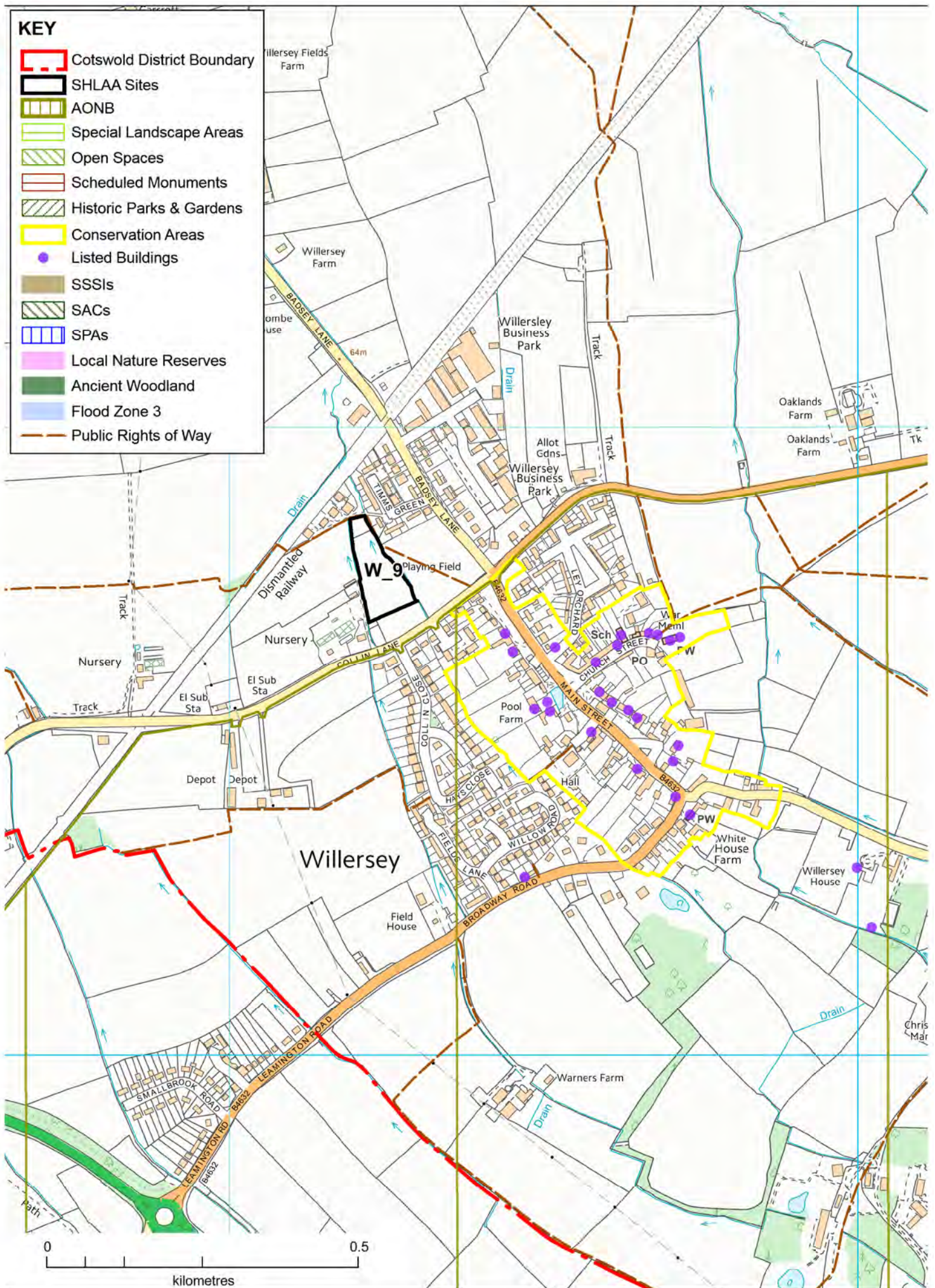
12. Tetbury



Site Reference: T_31A	Settlement:	Tetbury
DESCRIPTION:		
<p>This site consists of a large pasture field sloping up from Hampton Road towards the north to more level land and is clearly visible from that road. It has strongly vegetated tree boundaries to the north, east and west although these are lower and hedged only in places. To the south is a low stone wall. With hedged farmland opposite across Hampton Road, it forms part of the wider farmed landscape beyond the defined settlement edge. There are views towards the site from land at a higher or similar elevation to the south west. It is fairly tranquil, but with noise from traffic on Hampton Road. Upton Court lies to the north west with views towards the site. The site lies in the Cotswolds AONB.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	High	
Justification:		
<p>This site is susceptible to development by reason of its location beyond the settlement edge, in open farmed landscape, and its full visibility from a busy rural approach road as well as from the south west where development may be on the skyline and from the north west. Its value is demonstrated by its location within the AONB and reflecting the character of the area and its significant contribution to the setting of and approach to the settlement. Development here would extend the settlement out into open countryside and would be highly visible.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	11. Dip-Slope Lowland	
<i>Landscape Character Area:</i>	South and Mid Cotswolds Lowland	
<i>Historic Landscape Character:</i>	Less irregular enclosure partly reflecting former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	Cotswolds AONB	
<i>Historic:</i>	none	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	none	

Site Reference: T_31C	Settlement:	Tetbury
DESCRIPTION:		
<p>This site consists of open gently rolling pastoral farmland on the northern edge of Tetbury sloping significantly up from Hampton Road before flattening to the north east. To the south is Site T-31B (there is no physical boundary between them). It also abuts a raised, turf-covered reservoir. There is a PROW along the track on its eastern boundary, separating it from the sports fields of Sir William Romney's School, which here has a strong treed boundary. To the north, it has a medium-strength treed boundary, which permits views of the site from the north-eastern corner, and a strong walled tree belt further to the west along this boundary. There is intervisibility with part of site T_31A. A thick tree belt runs along part of its western boundary on sloping ground but the rest of the boundary is low hedge. To the south is a low stone wall so the site is highly visible from Hampton Road. With hedged farmland opposite across Hampton Road, it forms part of the wider farmed landscape beyond the defined settlement edge. There are views towards the site from land at a higher or similar elevation to the south west. Closer to the site, there are direct views from houses on Longtree Close and Upton Gardens, and from Upton Grove to the north west. It is fairly tranquil, although traffic and views of housing reduce this. The site lies in the Cotswolds AONB.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	High/medium	
Justification:		
<p>This site is susceptible to development by reason of its location beyond the settlement edge, in open farmed landscape, and its full visibility from a busy rural approach road as well as from the south west where development may be on the skyline and from the north west. Its value is demonstrated by its location within the AONB and reflecting the character of the area and its significant contribution to the setting of and approach to the settlement. Though it is well screened to the north and east and to an extent to the west, it would be highly visible from the south west and development would clearly extend the settlement out into open countryside.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Cotswolds	
<i>Landscape Character Type:</i>	11. Dip-Slope Lowland	
<i>Landscape Character Area:</i>	South and Mid Cotswolds Lowland	
<i>Historic Landscape Character:</i>	Less irregular enclosure partly reflecting former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	Cotswolds AONB	
<i>Historic:</i>	none	
<i>Biodiversity:</i>	none	
<i>Other (floodplain, PROWs):</i>	none	

13. Willersey



Site Reference: W_9	Settlement:	Willersey
DESCRIPTION:		
<p>This flat pasture (ridge and furrow) site lies towards the western edge of the settlement with housing on its northern boundary and to the east, across an open playing field with Badsey Lane as its eastern edge. It is separated from the playing field by a small willow-lined watercourse. To the south there is a fenced boundary to three small pasture fields, with a tall hedge screening views in from Collin Lane. To the west the site has views over a low hedge to an arable field, with the low vegetation on the dismantled railway providing a screen to longer views, while views of the adjoining nursery are screened by a tall hedge and buildings.</p>		
LANDSCAPE SENSITIVITY:		
Evaluation:	High/medium	
Justification:		
<p>This site is of susceptibility to housing development due to very local issues, such as watercourses on two boundaries and a PROW along part of two boundaries. However, within the context of the settlement, although it lies towards the edge of the settlement, there is housing or recreational facilities on three sides and just one field between it and the dismantled railway that provides such a strong north western boundary to Willersey. It lies outside the AONB, suggesting that it is not of high landscape value. It is a flat site, so housing within it would blend in to adjacent housing; separation could be maintained via the small pasture fields along its southern boundary and the roadside hedge. Care should be taken to ensure a good frontage along the eastern boundary, where it faces the playing field; care is also required to safeguard the watercourse and the riparian vegetation. Development here would have no impact on the wider landscape.</p>		
LANDSCAPE CONTEXT		
<i>National Character Area:</i>	Severn and Avon Vales	
<i>Landscape Character Type:</i>	Unwooded Vale	
<i>Landscape Character Area:</i>	Mickleton Vale Fringe	
<i>Historic Landscape Character:</i>	Less irregular enclosure partly reflecting former unenclosed cultivation patterns	
CONSTRAINTS/DESIGNATIONS		
<i>Landscape:</i>	none	
<i>Historic:</i>	none	
<i>Biodiversity:</i>	watercourse along eastern and western boundaries	
<i>Other (floodplain, PROWs):</i>	PROW	

