

Fairford Site Assessments

Strategic Housing and Economic Land Availability Assessment (2021)



Contents

Summary Map of Site Assessment Conclusions	I
Site Assessments: Part I	I
Site Assessments: Part 2	8
Fairford Town Football Club and playing field north-east of Fairford Football Club (refs: F39A, F39B)	8
Land west of Terminus Cottage and Station Cottage (refs: F39C, F52)	14
Land to the rear of Faulkner Close, Horcott (ref: F44)	20
Land at Leafield Road and Hatherop Lane (refs: F51A, F51B, F51C)	25

Site Assessments: Part I

Ref.	Address	Proposal	Assessment	Conclusion
F1	Telephone exchange, London Road	Housing	Below 5 dwelling threshold	Discount
F2	East Gos. Engineering Co., Lower Croft	Housing	Below 5 dwelling threshold	Discount
F3	3 Cinder Lane	Housing	Below 5 dwelling threshold	Discount
F4	33 Aldsworth Close	Housing	Development complete	Discount
F5	Applestone House	Housing	Site has planning application for "Conversion of former school building to 4no residential (C3) units" (ref: 20/03972/FUL).	Discount
F6	Builders Yard, East End	Housing	Duplicate of F38b	Discount
F7	College Cottage, Whalford	Housing	Site included in error	Discount
F8	Coln House School	Housing	The site is currently the subject of a live planning application (ref: 20/04147/FUL). As of September 2021, the determination of the application had been deferred. Given that a planning application is currently being determined, a detailed site assessment is not be provided within the SHELAA. Should the application be refused, the site will be reassessed in light of the outcome of the planning application.	See Part 2
F9	Coln House School	Housing	Duplicate of F8	Discount
F10	East End	Housing	Duplicate of F38a	Discount
F11	East of the Orchard	Housing	Duplicate of F16	Discount
F12	Faulkners Close	Housing	Development complete	Discount
F13	Fire Station, Hatherop Road	Housing	Duplicate	Discount
F14	Former Arc Concrete Works	Housing	Not within or adjacent to Fairford's Development Boundary in the emerging Cotswold District Local Plan.	Discount

Ref.	Address	Proposal	Assessment	Conclusion
F15	Jones' Field, London Road	Mixed use (retail, employment and housing)	<p>Unsuitable - for either housing or commercial development, although this site may be suitable for public open space or green infrastructure improvements in the heart of Fairford in combination with F41.</p> <p>The site forms part of Fairford's historic landscape and is an important green space within the Conservation Area, contributing to the town's setting, character and its well defined historic edge. Its development would have a detrimental impact on the setting of Morgan Hall (a Listed Building) and the Conservation Area. The site also contains several mature trees, which form part of an area protected by Fairford's Conservation Area, and is a Wood-pasture and Parkland Priority Habitat.</p>	Discount
F16	Keble House, London Road	Housing	Development complete	Discount
F17	Land at Back Lane	Housing	Development complete	Discount
F18	Land at Moor Farm	Housing	Development complete	Discount
F19	Land at West End	Housing	Duplicate of F41	Discount
F20A	Land south-east of Fairford	Housing or employment	<p>Unsuitable - site is currently 'land locked' with access being a major issue preventing development. Detailed survey shows site is predominantly Grade 3a agricultural land. Development would also break away from existing settlement pattern into open countryside.</p> <p>The site is also within the emerging Fairford Neighbourhood Plan 'River Coln Valued Landscape' (Policy FNP10), which is a valued landscape that is out of the ordinary in local landscape terms by way of its open, riparian character and the purpose this serves in helping define the significance of the Conservation Area when viewed from the south-east.</p> <p>Detailed survey shows site is predominantly Grade 3a agricultural land. Development would also break away from existing settlement pattern into open countryside. F20B and F40 are mostly in Flood Zone 3 (SFRA Level 2).</p>	Discount
F20B	Land south-east of Fairford	Housing or employment	<p>Unsuitable - site is mostly in Flood Zone 3 (SFRA Level 2). It is also 'land locked' with access being a major issue preventing development. Detailed survey shows site is predominantly Grade 3a agricultural land. Development would also break away from existing settlement pattern into open countryside.</p> <p>The site is also within the emerging Fairford Neighbourhood Plan 'River Coln Valued Landscape' (Policy FNP10), which is a valued landscape that is out of the ordinary in local landscape terms by way of its open, riparian character and the purpose this serves in helping define the significance of the Conservation Area when viewed from the south-east.</p>	Discount

Ref.	Address	Proposal	Assessment	Conclusion
F21	Moor Lane	Housing	Flood Zone 3b (SFRA Level 2)	Discount
F22	Morgan Hall, London Road	Housing	Development complete	Discount
F23	Old Dairy Back Lane	Housing	Development complete	Discount
F24	Former Fairford Railway Station	Mixed use: residential, employment and open space	Unsuitable - The site is designated as an Established Employment Site in the Local Plan. It comprises employment units to the east and the demolished former railway station to the west, which is now some naturally reoccurring scrubland. The linear shape would have design implications for any further employment development. The site is remote from the main settlement and the scrubland may have ecological value, which would require further investigation and potential mitigation. The site is unsuitable for residential development, although there may be some potential for an extension of the existing employment facilities.	Discount
F25	Pip's Field	Housing	Duplicate of F47 and F48	Discount
F26	Rear of Hatherop Road	Housing	Unachievable, unavailable, and unsuitable - backland site comprising 14 gardens in multiple ownership. Former Urban Capacity Study site with no expression of developer interest. The site is 'land locked' and access is unachievable.	Discount
F27	Redundant Farm Building, Moor Farm	Housing	Duplicate of F18	Discount
F28	South of the Croft	Housing	Duplicate of F16	Discount
F29	The Tan House, Back Lane	Housing	Development complete	Discount
F30	Unit 28, Horcott Industrial Estate	Housing	Development complete	Discount
F31	West of Bettertons Close	Housing	Duplicate	Discount
F32	Highgate, West End Gardens	Housing	Development complete	Discount
F33	Land at Fairford Fire Station, Hatherop Road	Housing	Withdrawn	Discount
F34	Land at Totterdown Lane, Horcott	Housing	Development complete	Discount

Ref.	Address	Proposal	Assessment	Conclusion
F35A	Land west of Pip's Field	Housing	Development complete	Discount
F35B	Land behind Milton Farm and Bettertons Close	Housing	The site is allocated for residential development in the Local Plan. However, the site is no longer available for development.	Deallocate from the Local Plan
F36A	Land west of Pip's Field	Housing	Development complete	Discount
F36B	Land south of Cirencester Road	Housing	Unsuitable - The site is a field used for arable farming located on the south-western edge of Fairford. It is visible from the A417 and there are long views out to the west. A planning application for 92 dwellings was refused on part of the site (ref: 16/01766/OUT) and the appeal was subsequently dismissed (ref: APP/F1610/W/16/3157854). Refusal reasons included the encroachment into the countryside that would have infilled the important rural buffer between Fairford and Horcott. The site was said to be a valued landscape with a number of landscape and visual qualities that contribute to Fairford's attractive rural setting that could be appreciated from a number of local visual receptors. The site's development was also said to be harmful to the setting of Fairford's Conservation Area, its settlement character as a small rural market town, and the strongly rural character of this particular area.	Discount
F37	Land east of Beaumont Place	Housing	Duplicate of F38	Discount
F38	Land east of Beaumont Place	Housing	Unsuitable - The site's development would have unacceptable impact on setting of Morgan Hall and the Conservation Area. The site is also currently landlocked and has access issues, although it has been suggested that this could be overcome by the demolition of a dwelling that is in the ownership of the landowner (this still needs to be confirmed with the landowner). Notwithstanding whether a dwelling is available to demolish to provide an access route, the demolition of a dwelling within the Conservation Area would require further consideration.	Discount
F39	Land at London Road	Housing	Development complete	Discount
F39A, F39B	Playing field north-east of Fairford Football Club	Relocate football club to F39A. 25 homes on F39B.	F39C and F52 have been submitted together as a single development proposal. Detailed site assessment in Part 2 finds the site to be unsuitable.	Discount

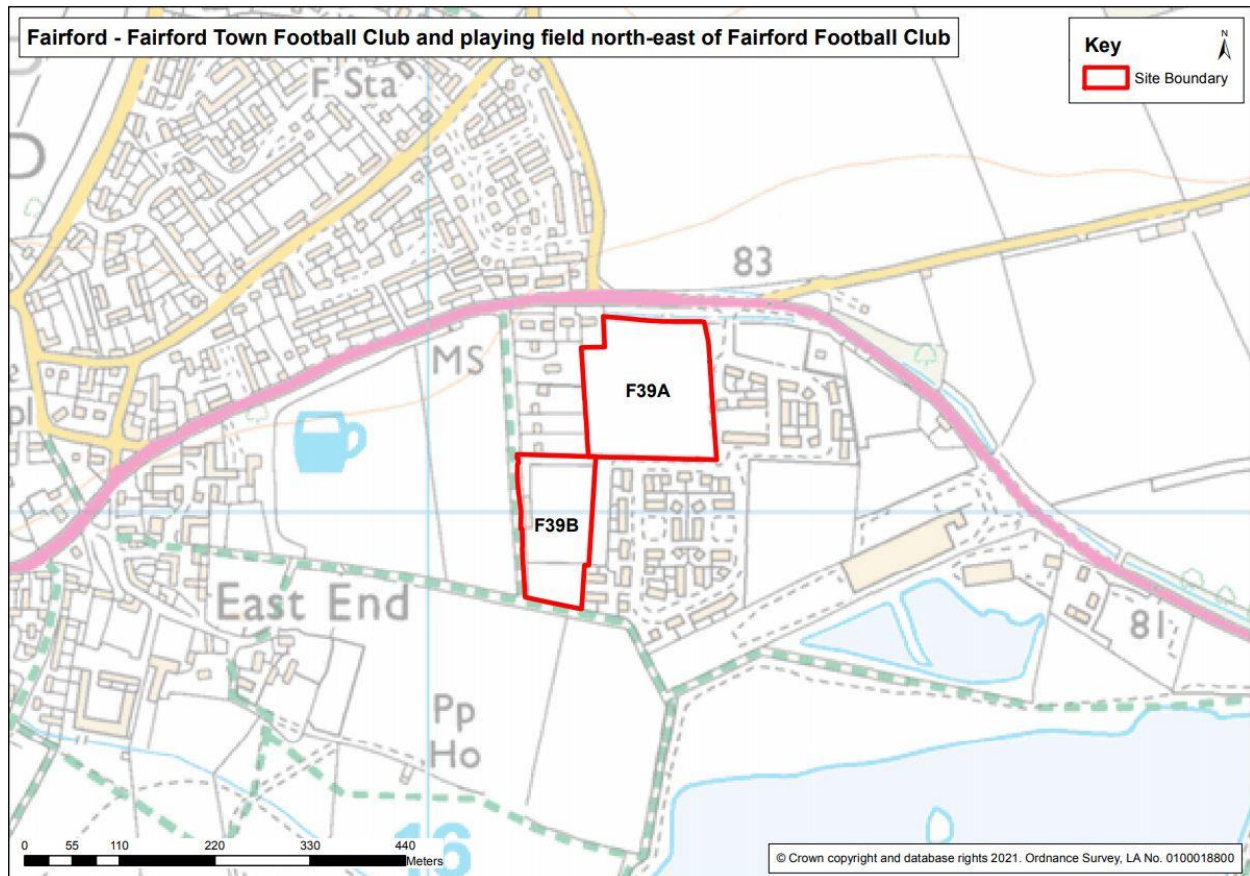
Ref.	Address	Proposal	Assessment	Conclusion
F39C, F52	Field south-east of I3/03793/OUT	80 homes & a multi-functional community shop / hub / .commercial Floorspace in combination with F52	F39C and F52 have been submitted together as a single development proposal. Detailed site assessment provided in Part 2.	See Part 2
F39D	Land at London Road (community facilities area)	Housing	Development complete	Discount
F40	Land east of Lygon Court	Housing	The site is a field in active agricultural use that has flat topography and is bound by mature trees and hedges. The site is neighboured by housing to the north, the bowling club to the west and fields to the south and east. The site experiences high flood risk with Flood Zone 3a and 2 (SFRA Level 2) across whole site. The site is also Grade 3a best and most versatile land and its development would lose agricultural land. The site's development would urbanise the southern approach to the town, particularly from the footpath that runs across the site, and would comprise an intrusion into open countryside. It also forms an important green space in the setting of the Conservation Area. A local network electricity line is located to the south of the site. Access may also be an issue as the road approaching the site appears to be in private ownership.	Discount
F41	Land east of Morgan Hall	Housing	Unsuitable - for housing or commercial development, although this site may be suitable for public open space or green infrastructure improvements in the heart of Fairford in combination with F15. The site contributes an important part in the heritage landscape and the town's setting. Development would have an adverse impact on the Conservation Area and the setting of Morgan Hall, a Listed Building. The site is also wood-pasture and parkland Priority Habitat.	Discount
F42	Fairford Ground, south of Horcott	Housing	Extant planning permission (2 dwellings under construction refs: I5/02496/FUL and I5/04568/FUL). Deliverability assessed in Housing Land Supply Report	Discount
F43	Land next to the Bull Pens	Housing	Duplicate	Discount

Ref.	Address	Proposal	Assessment	Conclusion
F44	Land to rear of Faulkner Close, Horcott	28 homes	Detailed site assessment provided in Part 2, which finds this site to now be unsuitable.	Deallocate from the Local Plan
F45	Land to rear of the Bull Pens	Housing	Unsuitable and unachievable - development would have an adverse impact on the setting of Morgan Hall and the Conservation Area. Site is also currently 'landlocked' with access issues.	Discount
F46	Land south-west of Saxon Way, West End	Housing	Development complete	Discount
F47	Pip's Field	Housing	Development complete	Discount
F48	Pip's Field	Housing	Development complete	Discount
F49	Land at Waiten Hill Farm	Housing	Extant planning permission. Deliverability assessed in Housing Land Supply Report	Discount
F50	Land west of Horcott Road	90 homes	Unsuitable - the site prevents the coalescence of Horcott and Fairford and provides a green space that forms the setting of the Conservation Area and its relationship with the countryside, which would be removed by the site's development. There is also a non-designated heritage asset within the western part of the site, which is a historic stone field shelter and enclosure. These structures and their field setting would be severely compromised by development, even if retained. There are also highways concerns at Horcott Road's junction with London Road. A planning application for 92 dwellings was refused on the site (Ref: 16/01766/OUT) and the appeal was subsequently dismissed (ref: APP/F1610/W/16/3157854).	Discount
F51A, F51B, F51C	Land west of Aldsworth Close	343 homes or 80 homes on F51B	F51A, F51B and F51C have been assessed together to consider whether any strategic benefits could be gained by allocating one or more of the sites or whether any parts of the sites, which might otherwise be unsuitable for housing or commercial development, could deliver other elements of a scheme. Detailed site assessment provided in Part 2.	See Part 2
F51B	Land north of Crabtree Park	See F51A	Detailed site assessment in Part 2 finds the site to be unsuitable	Discount
F51C	Land off Leafield Road	See F51A	Detailed site assessment in Part 2 finds the site to be unsuitable	Discount
F52	Land west of Terminus Cottage and Station Cottage	See F39C	See F39C	Discount

Ref.	Address	Proposal	Assessment	Conclusion
F53A	Land at Totterdown Hill, Horcott	350 dwellings in combination with F53B	Unsuitable – Large arable field, which slopes downwards towards the west. Although within Kempford Parish, the site is adjacent to Fairford's Development Boundary. The site is neighboured by a farm and some houses to the north, a lake to the west and open countryside in all other directions. The site has a very rural feel and its development would be an intrusion into open countryside. The edge of Horcott is already well delineated and the site's development would be a departure from the existing development pattern. There are also concerns about the remoteness of the site from the town centre and there the impact on the local highways (e.g. the Horcott Road and Cirencester Road junction) both during construction and when a scheme is completed. Being situated on a side of a hill, there may also be increased water run-off with the loss of a greenfield site to hard surfaced development. A Key Wildlife Site is also adjacent to western boundary. The site is also with Zone B of Cotswold Water Park, which is for low intensity recreational uses.	Discount
F53B	Land south-west of sewage works	See F53A	The site is within Kempford Parish but is close to Horcott and has therefore been assessed within the Fairford section. The site is not within or adjacent to Fairford's development boundary. Furthermore, development would have a substantial impact on the setting of Listed Buildings at Horcott Farm, as well as a significant landscape impact in an area with rural character. There are also other significant potential constraints, including the adjacent sewage treatment works and highway impact.	Discount
F54	Land at Horcott Lakes	Housing and community facilities	The site is not within or adjacent to the Development Boundary of a Principal Settlement identified within the Cotswold District Local Plan and is therefore considered to be an unsustainable location for development.	Discount
F55	Yells Yard	20 homes	Unsuitable - The site suffers the same issues as F36B and F50 in terms of the impact of development on the landscape and the erosion of the green gap between Fairford and Horcott – see refused planning application on neighbouring land (ref: 16/01766/OUT) and the dismissed appeal (ref: APP/F1610/W/16/3157854). There are also several small businesses on the site who would be lost if it was redeveloped. Development of this site would also likely be harmful to the setting of a Listed Building and Fairford's Conservation Area. The southern half of the site would also be contrary to the emerging Fairford Neighbourhood Plan Policy 'Protecting the Fairford-Horcott Local Gap' (Policy FNP9). The only part of the site that may have some suitability is already within the Fairford Development Boundary.	Discount

Site Assessments: Part 2

Fairford Town Football Club and playing field north-east of Fairford Football Club (refs: F39A, F39B)



Proposal: Relocate football club to F39A and provide improved sports facility. 25 homes on F39B.

Assessment date: April 2021

Land ownership: Single ownership

Site area: 3.81ha combined (F39A = 2.26ha; F39B = 1.35ha)

Site description

The sites are located to the east of Fairford on land with flat topography.

F39A is a square shaped site that is used as a secondary football pitch and training area for the neighbouring Fairford Football Club, surrounded by an area of unimproved grassland to the north and south. The site is bound by a substantial unmanaged mature tree belt to the north and outgrown hedgerows to the south and west. The site adjoins the A417 to the north with arable farmland beyond; a recently completed 120 dwelling development to the east and south; Fairford Town Football Club to the south-west; and detached housing set within large gardens to the west. The site is currently accessed from the north via London Road, although a spur has been retained from the adjoining development to the east which could provide access.

F39B is the home of Fairford Town Football Club and social club. The site includes a full-sized football pitch surrounded by football stands; the main football club building, which includes the social club; a small parking area; and a cut grass area to the south. The site is bound by a substantial unmanaged mature tree belt to the south and outgrown hedgerow to the north. To the east is the new 120 dwelling housing development; to the south is a public Bridleway with pastoral fields beyond; to the west is Cinder Lane, which is an unadopted gravel tracked road, which is also a Public Right of Way and currently serves as the site access. The parkland setting of Morgan Hall (a large listed building) beyond Cinder Lane to the west. To the north are detached houses set within large gardens. A spur

has been retained from the adjacent development, which could potentially provide a new access via the north-east corner of F39B. A further spur has also been retained from the road to the east in the north-east corner.

Planning history

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

Neither site is allocated in the adopted Local Plan. Both sites are located outside the Fairford Development Boundary, as defined by the Local Plan policies map.

Both sites have planning permission for the annual siting of caravans and tents for a total of 8 days during the Royal International Air Tattoo (ref: 10/00427/FUL).

F39A has no other recent or relevant planning history, but F39B has the following planning permissions:

- 94.00986 - Two number football stands with 50 seats per stand. Permitted
- 20/02757/FUL - Siting of steel storage container. Permitted

Surrounding the site

To the east is a new residential development of 120 dwellings known as Keble Fields (refs: 13/03793/OUT and 15/04461/REM).

Landscape

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

Description

The parcels are located to the east of the main body of Fairford. They are characterised by private recreation and sports use. The boundaries are formed by a combination of vegetation, fencing, domestic curtilage and sport related structures. The parcels are generally seen within the context of domestic built form and curtilage. To the north and south the rural agricultural character around Fairford is present, albeit beyond substantial boundary features.

Parcel specific features

F39A

This parcel is laid to grass and is maintained for private sport use. Although private, the public do use the parcel as a pedestrian cut through to the A417 (as observed during field visits). The northern boundary is defined by mature vegetation with the A417 and undeveloped arable fields beyond. The eastern and western boundaries are defined by hedgerows of varying age and density this is also supplemented with fencing. Beyond the hedgerows is residential development and curtilage. The southern boundary is defined by trees with residential development beyond. The visual envelope of the parcel is generally limited to local views. Roads and footpaths are present within the neighbouring residential scheme to the south and east which provide views across the parcel.

F39B

The parcel is occupied by Fairford Football Club; this is represented by a pitch, hoardings, stands, clubhouse and parking. Access is achieved from Cinder Lane to the west. Vegetation is present to all boundaries and is of varying quality, age and cover. Beyond the vegetation to the north and east is residential development. Beyond the southern boundary is Fairford Footpath 30 with agricultural fields beyond. Adjacent to the western boundary is Cinder Lane and Fairford Footpath 34, beyond this is the parkland setting of Morgan Hall and the Fairford Conservation Area. The visual envelope of the parcel is generally limited local views. The neighbouring footpaths to the south and west provide views of the parcel.

Landscape Context

National Character Area 108: Upper Thames Clay Vales

Landscape Character Type: River Basin Lowland

Landscape Character Area TVIC: Fairford and Lechlade

Constraints/Designations

Landscape: Not within the Cotswolds AONB. Not within the SLA.

Historic: Morgan Hall (listed building) and its parkland setting are present to the west of parcel 39B. The boundary of the Fairford Conservation Area is present to the west of 39B.

Other: No PRoW within the parcels. PRoW Fairford Footpath 34 is present along the western boundary of parcel 39B. PRoW Fairford Footpath 30 is present along the southern boundary of parcel 39B.

Landscape sensitivity

F39A

Evaluation: **Medium**

Justification: The parcel has susceptibility to change through housing development due to its location within a broken up settlement edge and its undeveloped open character. Domestic development exists to three sides of the parcel and has an effect on the context of the parcel. Development of the parcel is unlikely to be seen as incongruent or as a protrusion from the settlement edge due to the surrounding enclosure. Vegetation on the boundaries is of varying quality and could benefit from additional maintenance or new planting. Loss of vegetation at the access would require mitigation. The parcel is considered to have a **Medium** landscape sensitivity due to the above factors.

F39B

Evaluation: **Medium/Low**

Justification: The parcel is occupied by an existing sports facility. Although the parcel retains a sense of openness across the pitch, this is not a natural feature. Beyond the northern and eastern boundaries is a neighbouring residential context that has an influence on the parcel. Heritage interests are present to the west and need to be considered. Residential development is unlikely to appear as incongruent within this existing context, and due to the partially developed character of the parcel. It is therefore considered to have a **Medium/Low** landscape sensitivity.

Biodiversity

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

Natural England have raised concerns regarding the impact of further development in Fairford on the North Meadow and Clattinger Farm Special Area of Conservation. Further assessment is required to understand whether additional development in this location would have an unacceptable impact or whether additional mitigation would be required to reduce recreational pressures etc.

The sites are located inside the Cotswold Water Park Nature Recovery Plan Area. Furthermore, they are located within a Site of Special Scientific Interest Risk Zone, where any development that create a net gain of additional dwellings requires further specialist consideration. The sites are also located within a B-line.

Notification of a Site of Special Scientific Interest has been issued, which is currently in a consultation period. The SSSI is located approximately 145m to the south-east of the site. A Local Wildlife Site is also located on a lake approximately 250m to the south east of the site.

F39A are believed to contain two areas of species rich grassland, which are located to the north and south of the sports pitches, although further survey work would be required to fully understand the extent and significance of these areas. These occupy a significant part of the site. The loss of this habitat would have a negative impact on biodiversity. If this habitat were retained, there is unlikely to be sufficient room within the site to accommodate a new football stadium / sports facility. Furthermore, any intensification of use on this site is likely to negatively impact the species rich grassland. It would be difficult to replace or mitigate against the loss of species rich grassland on F39A.

F39A is also surrounded by mature trees and the northern boundary contains a ditch. These act as wildlife corridors and may provide habitat for protected species. Any new access via the north of the site onto London Road would fragment this corridor and is likely to harm biodiversity.

F39B is predominantly mown grass with some buildings. The main part of the site is unlikely to have significant ecological value, although a Preliminary Ecological Assessment would be required to confirm this. The site is surrounded by large and unmanaged hedgerows, which may contain protected species. Historically there were signs of badgers in this general area, although further survey work would be needed to understand whether they are still present.

There may be some opportunities through the development of these sites to provide some ecological enhancements. However, there is likely to be harm caused to biodiversity through the development of F39A in particular, which would make it difficult to deliver Biodiversity Net Gain.

There are also concerns, notably from Natural England, about the impact of any additional development in this area on the North Meadow and Clattinger Farm Special Area of Conservation. This issue is currently being further assessed. The outcome of the assessment will be another determining factor on whether this site is suitable for development.

Trees

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

The site does not contain any trees that are protected by a Tree Preservation Order (TPO). However, there is an area-wide Tree Preservation Order on land directly to the west of F39B. Furthermore, the Fairford Conservation Area incorporates the whole of Cinder Lane. Any trees within the Conservation Area are protected and would require consent to remove. This may impact the ability to upgrade Cinder Lane to provide an access into F39B.

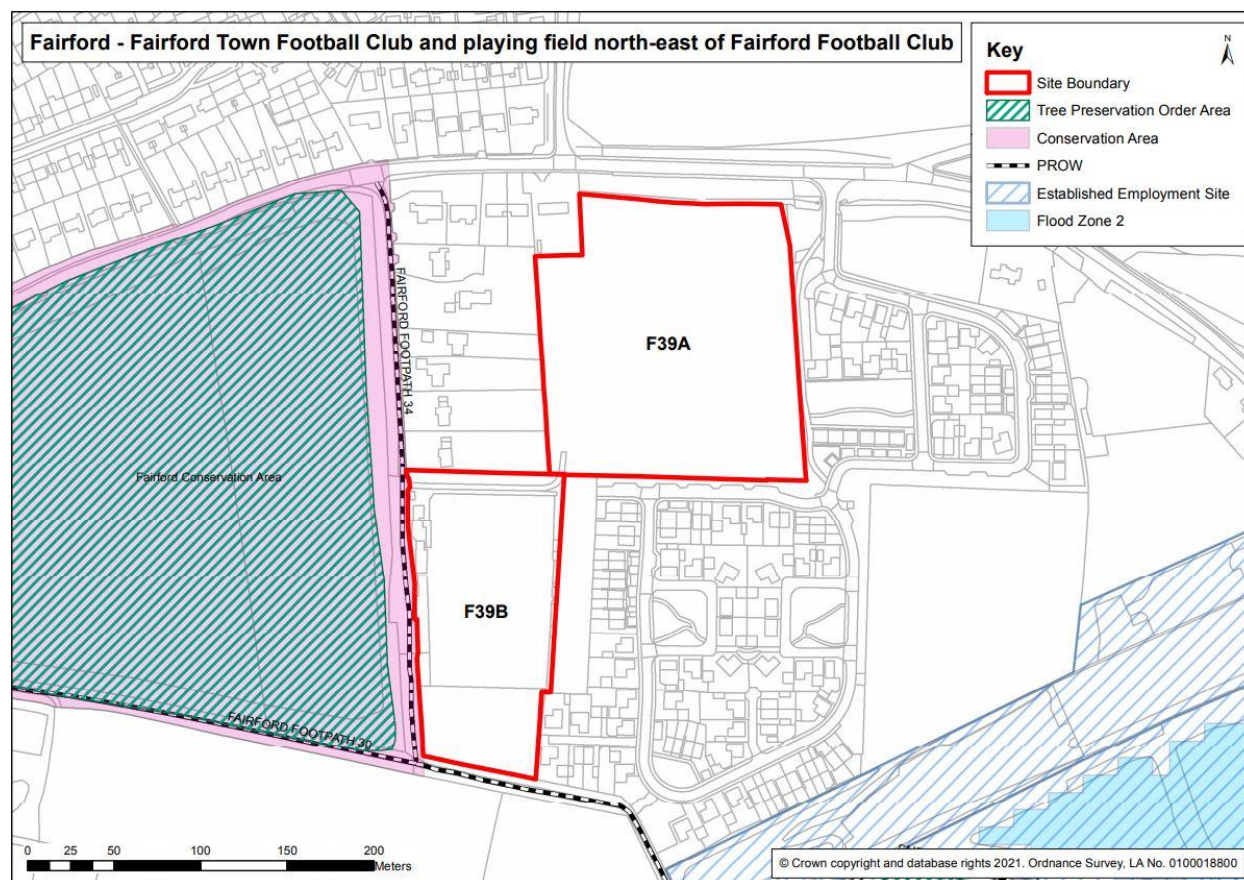
There is also an important tree belt along northern boundary of F39A and the southern boundary of F39B, which include some valuable individual trees. These also have an important collective function in the role of providing a significant visual screen and for biodiversity. The retention of these tree belts is important. Any access route provided into F39A directly from the A417 would require the removal of some of this tree belt, which would have a damaging impact. To achieve the required visibility splays at the proposed access point, a substantial removal of the tree belt would likely to be required, as well as the ongoing maintenance to sustain the visibility splays. Further specialist assessment would be required to understand whether the removal of trees to provide the access would be acceptable. Any removal of trees or hedgerows would require replacement planting.

The sites are predominantly surrounded by outgrown hedgerows, although it is expected that these could be retained within the scheme design.



Historic Environment (excluding archaeology)

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



Historic Environment Context/Constraints and Opportunities

Context: Historic mapping shows that F39A was once part of a larger agricultural field, which used to include the land to the east that is now part of the new housing development. F39B was also a field, although the football ground still retains the same shape of the original field boundary.

Today, the sites are seen in the context of modern but traditionally designed housing development to the east. There is detached housing sat in large gardens to the north-west. There are dense tree belts to the north and south, which screen the site from the extensively open agricultural landscape beyond. To the west of F39B is a hedgerow with the parkland of Morgan Hall beyond.

Designated heritage assets: F39B is located adjacent to the Fairford Conservation Area and forms part of its setting. The Conservation Area in this location covers the historic parkland of Morgan Hall, which is a Grade II listed building which is located approximately 300m to the west of F39B. The parkland adjacent to F39B is part of the curtilage of the listed building. Notwithstanding this, the existing football ground and its buildings and car park have a functional appearance. It is likely that specialist assessment would find these uses to contribute negatively to the setting of the Conservation Area and Morgan Hall. The redevelopment of F39B therefore may present an opportunity to improve the setting of the Conservation Area and Morgan Hall.

Non-Designated heritage assets: There is believed to be some dry stone walling surrounding part of the sites.

Heritage at risk issues: None known

Other issues / constraints

- The site is modelled to have higher ground water flood risk (F39A and the northern party part of F29B are modelled to be between 50-75% and the southern part of F39B is modelled to have greater than 75% risk) – further investigation would be required;

- Fairford Town Football Club and Social Club is a valued local community facility that is in need of refurbishment / upgrading;
- Cinder Lane is in shared ownership and directly serves the six houses to the north of F39B. Even if this road could be upgraded to accommodate the proposed development, it has not yet been confirmed that all parties would be willing to upgrade the road to accommodate the proposed development. Confirmation would be needed prior to any allocation in the Local Plan;
- Access directly from the A417 would not be preferable for ecological / landscape reasons, but also because a new access has been installed adjacent to the north-eastern boundary of F39A;
- Access routes via the I20 dwelling development to the east may contain ransom strips. There are also concerns about the intensification of road use through the new housing development and whether the road network could accommodate additional vehicular traffic. This issue would need to be confirmed if this route was chosen;
- The sites currently include a football stadium and four small sports pitches, which are used by the local community. The proposal would create a net loss of sports pitch provision but it is said would improve the quality of provision. However, there are concerns about whether the new facility would provide adequate replacement provision. For example, the new sports pitch would be shared with the community. Furthermore, it is questionable that a total of five sports can be consolidated into one pitch without there being competition for the timings of use, particularly at weekends. There would also be less flexibility for alternative pitches should the single pitch need maintenance;
- The new sports facility would need to be built ahead of or at the same time as the housing development. There would therefore be a temporary loss of a sports facility in this location, which would harm the community;
- The new sports facility would require funding to build. This may affect the viability of delivering affordable housing, CIL and other planning obligations;
- Water supply, wastewater, and other infrastructure issues in Fairford, which reportedly need to be upgrade to accommodate additional development;
- Potential highway capacity issue on the A417 through the town centre, which may exacerbated by further development.
- Within Cotswold Water Park;
- Archaeological investigation would be required – previous consultation responses from the County Archaeologist indicated a high probability of significant archaeological remains in this area; and
- Within Fairford and Brize Norton air safeguarding area.

Summary

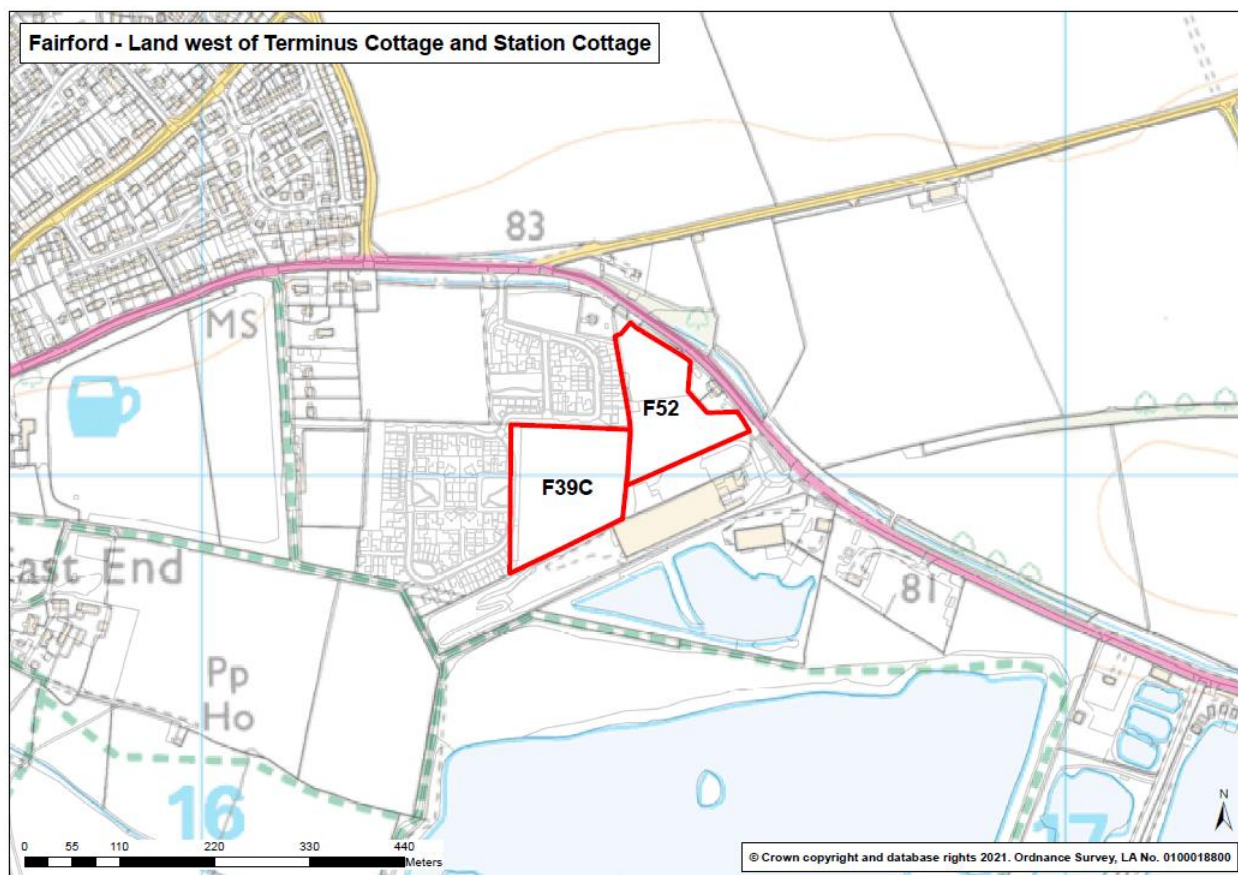
The proposal is to relocate Fairford Town Football Club from F39B to F39A and provide improved sports facility on F39A. This would enable approximately 25 homes to be built on F39B.

Fairford Town Football Club and Social Club is a valued local community facility that is recognised to be in need of refurbishment / upgrading. However, there are in principle concerns about how a suitable access can be achieved to both the new football club and the proposed housing development. There are also concerns about whether the new sports facility could deliver a betterment in local sports pitch provision compared to the existing situation, as well as concerns that the proposal would have a detrimental impact on biodiversity (note – the development would have to deliver Biodiversity Net Gain). Whilst these concerns remain unresolved, the proposal cannot be considered for allocation in the Local Plan.

Recommendation

The development proposal is currently unachievable.

Land west of Terminus Cottage and Station Cottage (refs: F39C, F52)



Proposal: Up to 80 dwellings and a community shop / hub, although the site could also deliver 50 dwellings and 2,760sqm of commercial space (of which 565sqm would be a community shop / hub). Access points from London Road at the north-east corner and onto Trubshaw Way to the west.

Site area: 3.24ha combined (F39C = 1.84ha; F52 = 1.40ha)

Assessment date: April 2021

Land ownership: Single ownership

Site description

The site is located on the eastern periphery of Fairford. It is irregularly shaped but has flat topography. The eastern parcel comprises three paddocks used for grazing horses and there is an associated shelter/stable. The western parcel comprises a remnant part of an arable field.

The site is adjacent to a new 120 dwelling residential development to the west. Trubshaw Way, which forms part of this development, runs inside the western boundary of the site. The north-eastern boundary is the A717 London Road with arable farmland beyond. This boundary includes a substantial unmanaged mature tree belt. Two dwellings are also located adjacent to the north-eastern boundary (Terminus Cottage and Station Cottage). To the south is an Established Employment Site, which is on the site of the former Fairford railway station, and now accommodates several businesses and a large and very active storage yard for a timber business.

Planning history

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

Neither site is allocated in the adopted Local Plan. Both sites are located outside the Fairford Development Boundary, as defined by the Local Plan policies map.

F39C is proposed as an employment allocation by emerging Fairford Neighbourhood Development Plan (NDP) Policy FNPI16. This policy proposes that the land would form an extension of the adjoining industrial estate and the

existing vehicular access onto the A417 would be through the industrial estate (Ref. F39_C). F52 is not allocated in the emerging NDP.

A strip along the western part of F39C was inside the site boundary of the permission for 120 dwellings 13/03793/OUT (Outline application for a mixed use development comprising up to 120 dwellings, community facilities, open space, landscaping, highway improvements and associated works). This area was used to store soil from the development but has subsequently been cleared and returned to its former condition.

Surrounding the site

To the west is a new residential development of 120 dwellings known as Keble Fields (refs: 13/03793/OUT and 15/04461/REM). Very close to the north-west corner is a recently completed development of 8 dwellings (ref: 18/02389/FUL).

Land Adjacent To Terminus Cottage, London Road - 16/03779/REM - Reserved matters application pursuant to Outline Planning Application 14/05584/OUT for appearance, landscaping, layout and scale for the erection of one new dwelling in the grounds of Terminus Cottage. Permitted

Land Adjacent To Terminus Cottage, London Road - 14/05584/OUT - Outline application for the erection of one new dwelling in the grounds of Terminus Cottage (All matters reserved except for access). Permitted

Landscape

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

Description

The parcels are located to the east of the Fairford settlement. They are characterised as open pastoral fields of varying quality. Hedgerow, trees and fencing is present on the boundaries. The A417 is present to the north of the parcels. Within the local context is neighbouring residential and industrial built form. In relation to surrounding undeveloped features there is amenity space linked to the football club, agricultural land and water features which are characteristic of the Cotswold Water Park and the area's former mineral extraction use. The parcels are cut off from the wider landscape by all the features mentioned above. The parcels have a limited visual envelope.

Parcel specific features

F39C

This parcel is laid to grass and has a scrubby appearance. This is due to part of it being recently used as a site compound for the neighbouring residential development and because of a lack of management through grazing. The parcel is proposed as an employment allocation within the emerging Fairford NDP. This would extend the existing industrial built form north and increase the density of built form within this area. The southern and western boundary treatments are relatively weak with young (west) or gappy (south) hedgerow treatments present; these are supplemented by fencing. The northern and eastern boundaries are more mature and complete and filter views. Views of the parcel from the public realm are generally limited to the neighbouring roads to the north and west. These views are filtered from the north.

F52

The parcel is laid to grass and is divided into two equestrian paddocks by fencing. The parcel boundaries are generally defined by mature hedgerow and trees. Residential development is present to the north eastern and western boundaries to varying degrees. South of the parcel is an established industrial site. Beyond the north eastern boundary is a tree lined stretch of the A417 with open agricultural fields beyond. Views of the parcel from the public realm are limited to filtered views from the A417 for motorists (no pavement present) and from the road to the west of parcel F39C.

Landscape Context

National Character Area 108: Upper Thames Clay Vales

Landscape Character Type: River Basin Lowland

Landscape Character Area TVIC: Fairford and Lechlade

Constraints/Designations

Landscape: Not within the Cotswolds AONB. Not within the SLA.

Historic: None

Other: No PRoW within or on the boundaries of the parcels.

Landscape sensitivity

F39C

Evaluation: **Medium/Low**

Justification: The parcel is being promoted for employment land within the emerging NDP. Regarding residential development the parcel has susceptibility to change due to its undeveloped character. However, development of the parcel would not represent encroachment into the landscape due to it being surrounded by development on three sides and partially on the fourth. Due to this existing surrounding context dwellings are unlikely to appear as incongruent. The land use within the parcel has been disturbed and does not represent a high quality landscape feature. Vegetation on the boundaries is of varying quality and could be enhanced. The parcel is considered to have **Medium/Low** landscape sensitivity due to the above factors.

F52

Evaluation: **Medium**

Justification: The parcel has susceptibility to change through housing development due to its location on the edge of the settlement. Domestic built form is present beyond the north eastern boundary; development of the parcel would increase this context and remove the current low density rural transition to the settlement on the approach from the east along the A417. Other development is present to the southern and western boundaries; this has an influence on the context of the parcel. The vegetated boundaries are far more robust than the neighbouring parcel and views are filtered. Loss of vegetation at the access would require mitigation. Although in equestrian use the field is recognised as a characteristic part of the agricultural context present around the settlement. The parcel is considered to have **Medium** landscape sensitivity due to the above factors.

Biodiversity

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

Natural England have raised concerns regarding the impact of further development in Fairford on the North Meadow and Clattinger Farm Special Area of Conservation. Further assessment is required to understand whether additional development in this location would have an unacceptable impact.

The sites are located inside the Cotswolds Water Park Nature Improvement Area, as well as the Cotswolds Water Park Nature Recovery Plan Area. Furthermore, they are located within a Site of Special Scientific Interest Risk Zone, where any developments that create a net gain of additional dwellings requires further specialist consideration. The sites are also located within a line.

A Local Wildlife Site is located on a lake approximately 60m to the south east of the site. Notification has been issued of a Site of Special Scientific Interest, which is currently in a consultation period, which is located approximately 60m to the south of the site.

The sites are predominantly grazed land, which is unlikely to have significant ecological value, although a Preliminary Ecological Assessment would be required to confirm this. The main areas of ecological interest are likely to be the hedgerows and trees within and surrounding the sites. These may provide habitat or feeding grounds for protected species, such as birds or bats. They also act as wildlife corridors. The hedgerow alongside the A417 also contains a ditch, which is of further ecological interest.

There are also concerns, notably from Natural England, about the impact of any additional development in this area on the North Meadow and Clattinger Farm Special Area of Conservation. This issue is currently being further assessed. The outcome of the assessment will be another determining factor on whether this site is suitable for development.

If these issues can be resolved, it is expected that site-specific ecological issues are unlikely to prevent a development in this location, subject to the outcome of Preliminary Ecological Assessments and the provision of any necessary mitigation and enhancement. As well as the incorporation of more typical ecological enhancements within the design, such as SuDs, ponds, tree planting, bat access tiles, bird and bat boxes, etc., there are particular opportunities in this location to create habitat to support pollinators and the B-line.

Trees

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

The site does not contain any trees that are protected by a Tree Preservation Order (TPO). However, there is an important tree belt along with north-eastern boundary alongside the A417. This forms a significant visual screen and incorporates some reasonable quality trees. The retention of this tree belt is important, particularly for ecological and landscape sensitivity reasons. However, the proposal would partly remove some of it to provide a new access. To achieve the required visibility splays at the proposed access point, further removal or thinning of the tree belt would likely to be required, as well as the ongoing maintenance to sustain the visibility splays.

There is also a mature tree belt running along the boundary between F39C and F52. The proposal would also remove part of this tree belt to provide a through road. Breaking this tree belt would be a further fragmentation of the wildlife corridor.

The site also contains hedgerows alongside the boundaries with the adjacent housing development and the employment estate. These are important visual screens between the site and the adjacent developments.

Further specialist assessment is required to understand whether the removal of trees to provide the access and through road would be acceptable. Any removal of trees or hedgerows would require replacement planting.



Historic Environment (excluding archaeology)

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

Historic Environment Context/Constraints and Opportunities

Context: Historic mapping shows that the site was once part of two larger fields. The F39C field once included the southern part of the new housing development to the west. The F52 field has also been eroded over time by the development of Terminus Cottage and Station Cottage, as well as the extension of the industrial estate to the south.

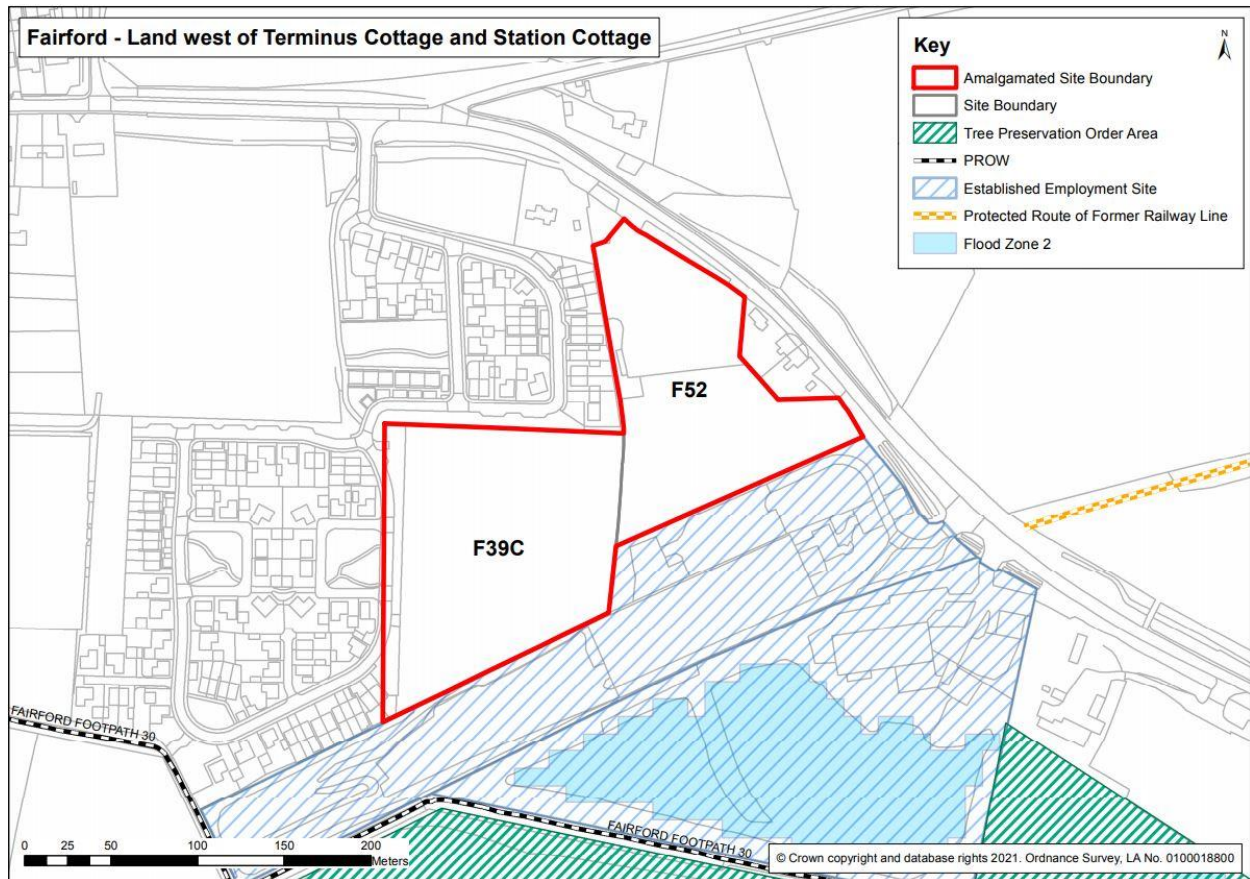
Today, the sites are seen in the context of modern but traditionally designed housing development to the west. There are industrial uses to the south, which are located on the site of the former Fairford railway station. The rural

landscape extends further to the east, although the site is reasonably well-screened by a tall and dense tree belt. The site retains a strong rural feel and acts as a green buffer between the A417 and the new housing development to the west.

Designated heritage assets: None known

Non-Designated heritage assets: None known

Heritage at risk issues: None known



Other issues / constraints

- The site is modelled to have higher ground water flood risk (F52 and the northern party part of F39C are modelled to be between 50-75% and the southern part of F39C is modelled to have greater than 75% risk) – further investigation would be required;
- Water supply, wastewater, and other infrastructure issues in Fairford, which reportedly need to be upgraded to accommodate additional development;
- Potential highway capacity issue on the A417 through the town centre, which may exacerbated by further development;
- Access directly from the A417 would not be preferable. There are also concerns about the intensification of road use through the new housing development to the west;
- Adjacent to an Established Employment Site – amenity issues with potential noise and air quality impact;
- Retail sequential test would be required for any ‘main town centre uses’ on the site. The site would be classified as ‘out of centre’;
- F39C is Grade 3a best and most versatile agricultural land. A detailed survey has not been undertaken on F52, although the site is modelled to be Grade 2 agricultural land by a broad area survey;
- The development would be a significant eastwards expansion of Fairford, which would converge the built up area with the adjacent employment land;

- Within Cotswold Water Park;
- Archaeological investigation would be required – previous consultation responses from the County Archaeologist indicated a high probability of significant archaeological remains in this area; and
- Within Fairford and Brize Norton air safeguarding area.

Summary

The sites are greenfield and are reasonably well-contained. However, their development would be a notable eastwards extension of the town, which would coalesce the built up area of Fairford with outlying commercial developments.

F39C is a proposed commercial allocation in the emerging Fairford Neighbourhood Plan and the proposed primarily residential use conflicts with this policy. There are also concerns about the impact on the North Meadow and Clattinger Farm Special Area of Conservation, the impact on the nearby notified Site of Special Scientific Interest and the acceptability of the proposed access and through road. The development of this site would also lose the green buffer at the eastern approach into Fairford.

If all of these concerns can be overcome, a low density development in line with the emerging Neighbourhood Plan policy may be possible, which respects the site's character at the entrance to the town. This would be subject to retaining and enhancing the green infrastructure and boundary treatments.

Recommendation

The sites are a candidate for further consideration for allocation within the Local Plan. The proposal would need to be in line with the emerging NDP policy for the extension of the adjoining industrial estate and uses the existing vehicular access onto the A417 through the industrial estate on F39C and some residential development on F52.

Indicative capacity

2,760sqm of commercial space (of which 565sqm would be a community shop / hub) on F39C and 35 dwellings on F52 (based on density multiplier assumption)

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

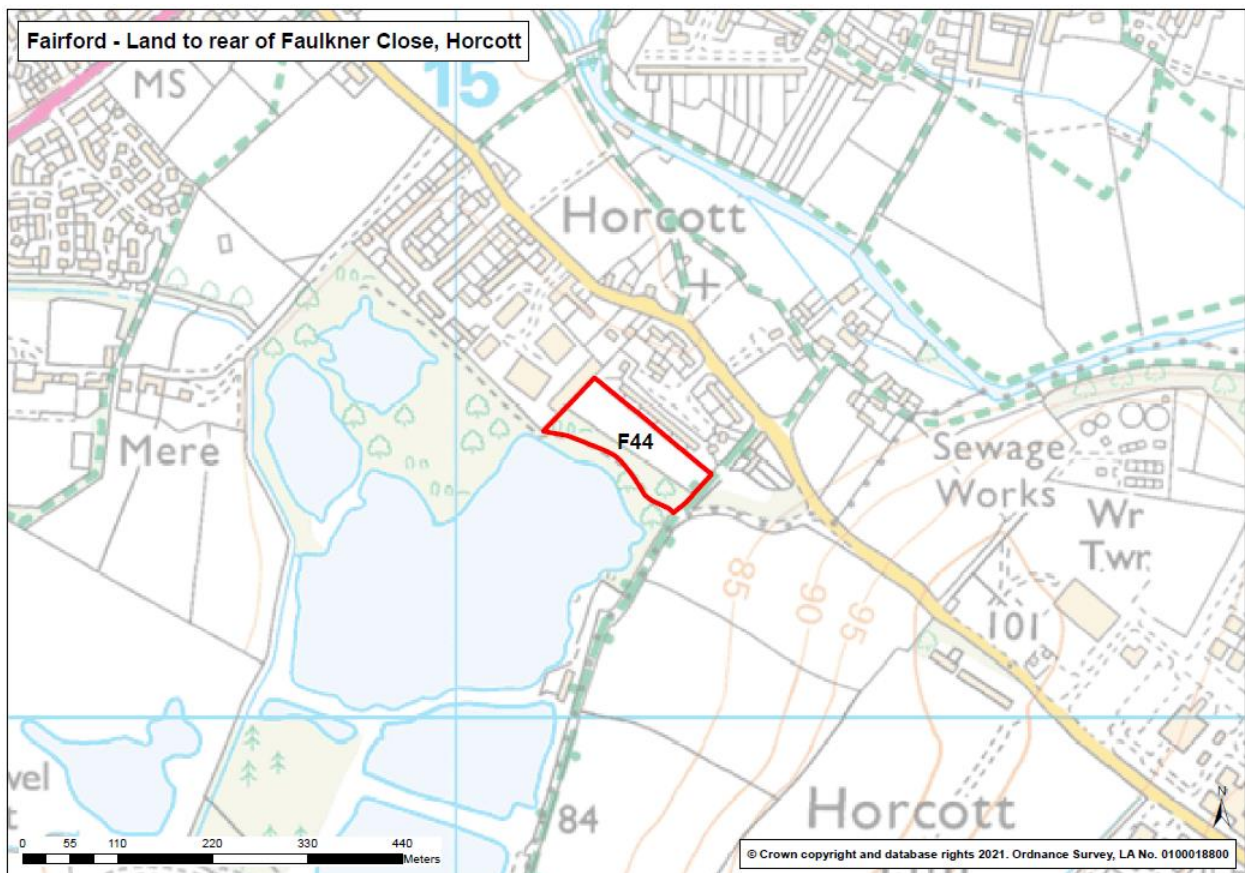
The following is not an exhaustive list and further guidance on design requirements will be provided through the pre-application process. Developments will be expected to comply with the requirements of the Cotswold Design Code and to deliver high quality built and green infrastructure design.

- F39C would be allocated for commercial development with F39C forming the main residential part of the site;
- The development should include areas of native habitat creation to support pollinators; and
- The commercial development must be delivered at the same time the residential part of the development.

Key actions required

- Archaeological investigation;
- Agricultural land use survey;
- Confirmation from Natural England about level of additional development in Fairford and the impact on the nearby Special Area of Conservation;
- Retail sequential test for the shop;
- Preliminary Ecological Assessment;
- Specialist assessment on the removal of trees to provide the access;
- Confirmation that the highway network through the adjacent housing development would be able to support an increase in vehicular movements resulting from the development of this site; and
- Analysis of potential amenity issues (noise and air quality, etc.) from the adjacent Established Employment Site and the proposed employment uses on F39C.

Land to the rear of Faulkner Close, Horcott (ref: F44)



Proposal: Housing

Assessment date: April 2021

Site area: 1.14ha

Land ownership: Single ownership

Site description

The site is located to the south of Horcott, a sub-settlement within Fairford. It has flat topography and sits on the shore of Horcott Lake. Access is provided via Totterdown Lane at the south-east corner. It once formed part of an extensive sand and gravel extraction area, known as Horcott Pit.

The site incorporates a wide tree belt within the south-western half of the site. The north-eastern half is unmanaged grassland and scrub. A power line also cuts a corridor through the centre of the site, from the south-east to the north-west.

The site is adjacent to bungalows along the north-eastern boundary; Horcott Industrial estate to the north-west; a public bridleway to the south-east with arable farmland beyond; and Horcott Lake to the south-west.

Planning history

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

The site is allocated for residential development in the adopted Local Plan. The site is also located inside the Fairford development boundary, as defined by the Local Plan policies map.

The site was part of the former sand and gravel extraction development associated with the lake to the south. However, it has since returned to nature and there has been no other recent relevant planning history.

Landscape

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

Description

The parcel was previously assessed in the Study of land surrounding Key Settlements in Cotswold District: Update (White Consultants, October 2014). The boundary and parcel context has remained unchanged since the previous assessment. The description of the parcel from this report is reproduced below:

'The site lies on the southern edge of Horcott on flat land adjacent to a gravel pit lake (Horcott Lake) which has strong naturalised willows on its edges. The site includes a strip of unused rough ground, a line of trees including conifers and a power line corridor with rough scrub beneath. Bungalows with small gardens lie to the north east, light industrial units to the north-west and the scrub edged Totterdown Lane to the south. The lake is apparently used for fishing and has a car park and club house and a path runs round its edge. The industrial units are visible through the trees but no other built form (apart from low club house) intrudes upon the otherwise attractive, enclosed and tranquil water body, which is also home to waterfowl'

Landscape Context

National Character Area 108: Thames and Avon Vales

Landscape Character Type: River Basin Lowland

Landscape Character Area TVIC: Fairford and Lechlade

Constraints/Designations

Landscape: Not within Cotswolds AONB or SLA.

Historic: Existing settlement - extent by mid-19th century. No listed buildings or Conservation Area within or on boundary of the parcel

Other: no TPO within or on the boundary of the parcel. Kempford Restricted Byway 3 is present along the south-eastern boundary.

Landscape sensitivity

Evaluation: **Medium**

Justification: : The landscape sensitivity given to the parcel 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**. The justification provided for this rating is reproduced below and is still considered to be an appropriate justification for the parcels landscape sensitivity:

'The site has susceptibility to housing development as the trees on the site contribute significantly to the setting and backcloth of Horcott Lake as well as having some intrinsic merit. The site is degraded and power lines are a detractor and a constraint and would need to be removed/undergrounded. If development were permitted it would need to carefully address the lake retaining the majority of vegetation on this side of the site to significantly mitigate its effect. Care would be needed not to unduly affect the visual amenity of the bungalow residents'

Biodiversity

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

Since this site was allocated in the Local Plan, a strip of land running inside the south-western edge of the site is has received notification of becoming a Site of Special Scientific Interest. This is currently in a consultation period. The entire site is also located within a Site of Special Scientific Interest Risk Zone, where any development that has a net gain of dwellings would require further specialist analysis to understand the impact.

The site is furthermore located in the Cotswold Water Park Nature Improvement Area, as well as being in the Cotswold Water Park Nature Recovery Plan Area. The site is also located next to Horcott Lake, which is also a Local Wildlife Site (Cotswold Water Park (east)).

Natural England have raised concerns regarding the impact of further development in Fairford on the North Meadow and Clattinger Farm Special Area of Conservation, although only development which is in addition to that already

allocated in the Local Plan. This issue is currently being further assessed by Natural England, although given the site is already allocated in the Local Plan, it is unlikely to be affected by this issue.

The site is modelled to be almost entirely within a Great Crested Newt Red Zone, as well as being located within a B-line. The tree belt running along the south of the site is also Priority Habitat (deciduous woodland). The unmanaged grassland scrub area to the north of the site is also of ecological interest.

Any development on this site would be required to deliver Biodiversity Net Gain. Given the habitats and wildlife designations that already exist on this site, delivering Biodiversity Net Gain is likely to be extremely difficult.

Further specialist assessment is required to understand whether there continues to be a reasonable prospect of delivering housing on this land.

Trees

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

The site does not contain any trees that are protected by a Tree Preservation order (TPO). However, the site has a substantial strip of mature trees running inside the south-west boundary, which contains a variety of deciduous and coniferous species. There are no particularly fine specimens but the trees have a collective importance in screening the southern side of Horcott and the industrial estate from views across Horcott Lake and the wider landscape.



Historic Environment (excluding archaeology)

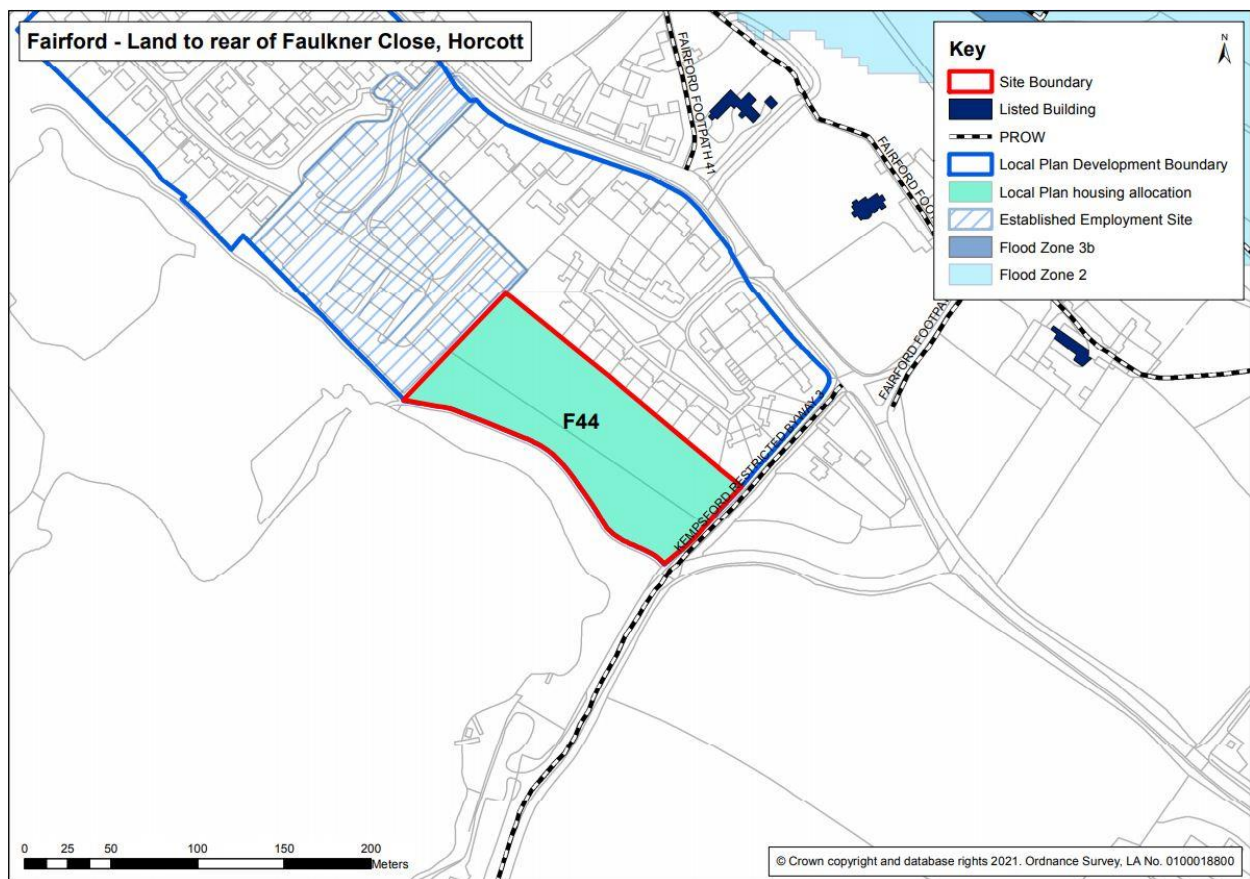
These comments are made on the basis of a desktop and site survey conducted by a Principal Planning Policy Officer. A full historic environment or heritage assessment would be required of any development proposal.

Context: the site set in the context of 1970s bungalows to the north-east and modern industrial units to the north-west. The open expanse of Horcott Lake is located to the south-west. The site is screened from the wider rural landscape by dense vegetation.

Designated heritage assets: Not within the setting of any designated heritage assets.

Non-Designated heritage assets: None known.

Heritage at risk issues: None known.



Other issues / constraints

- A report on Groundwater Monitoring and Review of Flood Risk at Fairford (Water Resource Associates, November 2018) identifies that development on F44 would be vulnerable to groundwater flooding and backing-up of groundwater entering the lake, to the extent that the site would in fact flood.
- Access – the access point is not provided within the submitted site boundary. Both potential access points appear to be unachievable.
 - Access from the north-east of the site onto Horcott Lane is currently a single lane track. This cannot be widened due to housing on either side. This access point has insufficient width to provide a vehicular access and footway suitable for five or more dwellings.
 - If the access was via the south-eastern boundary, this is also currently a single lane track, which would require widening to provide a suitable access and a footway. Widening this track would require the removal of trees and verge, which would have ecological issues and would make it even more difficult to achieve Biodiversity Net Gain. This access point would also lead onto a private road and no confirmation has been provided that the landowners of the private road are willing to provide that access.
 - Both potential access points would be via Totterdown Lane, which is classified as Kempford Restricted Byway 3 (BKD3). Either access would require the restriction on this byway to be lifted.
- There are electricity pylons running through the centre of the site, which reduce the developable area.
- The site incorporates a circular leisure walk around Horcott Lake, which should to be maintained.
- Water supply, wastewater, and other infrastructure issues in Fairford, which reportedly need to be upgrade to accommodate additional development.
- Amenity issues due to the adjacent Established Employment Site.
- Within Cotswold Water Park.

- Archaeological investigation would be required – previous consultation responses from the County Archaeologist indicated a high probability of significant archaeological remains in this area.
- Source Protection Zone.
- Within Fairford and Brize Norton air safeguarding area.

Summary

The site is currently allocated for residential development in the adopted Local Plan. However, notification of a Site of Special Scientific Interest (SSSI) has been issued on part of the site, which is under consultation. If the extent of the designation remains unchanged, development on the part of the site in the SSSI would be unsuitable.

Notwithstanding the notified SSSI, the site has higher biodiversity value. Any developments would be required to achieve Biodiversity Net Gain and this would be difficult to achieve in this location.

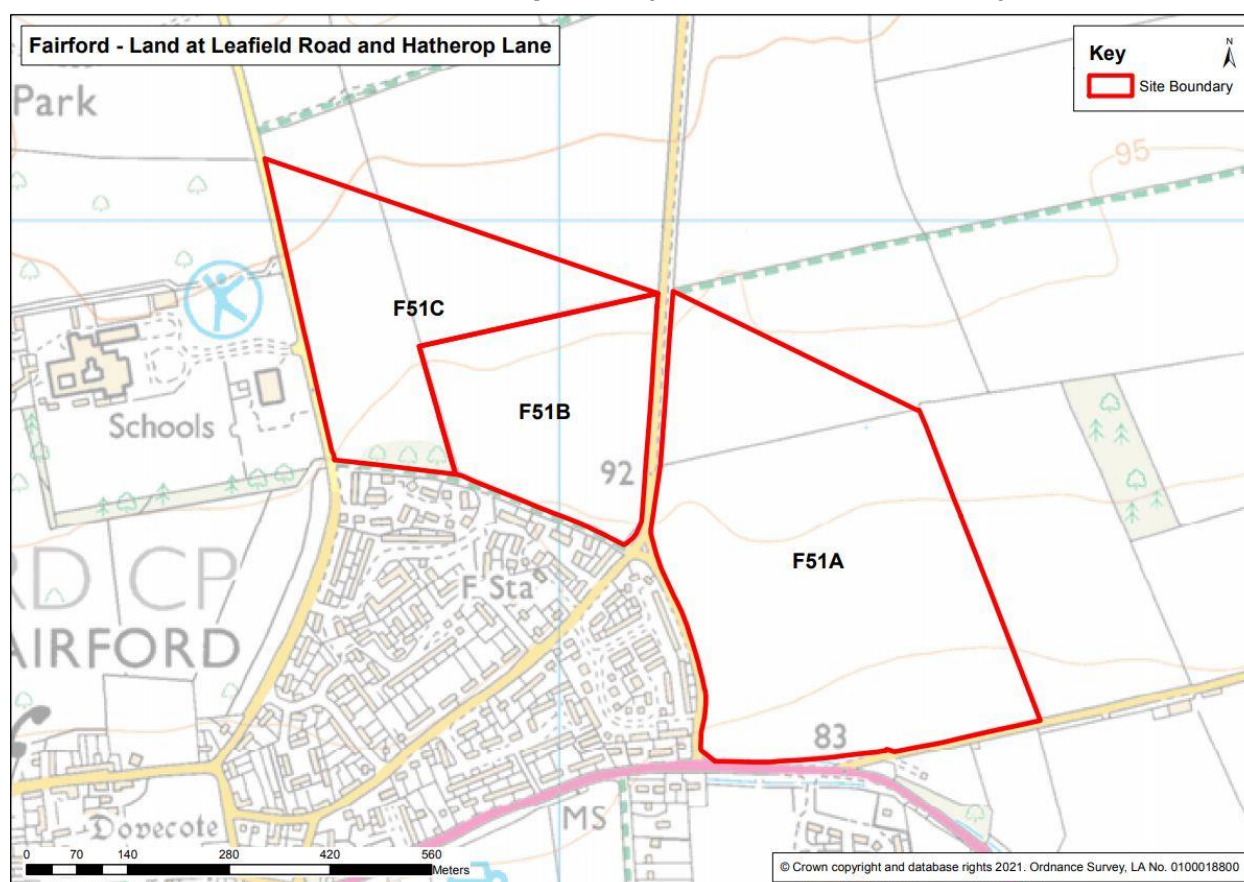
The site access appears to be unachievable.

There is also evidence to suggest that the development of F44 would be vulnerable to groundwater flooding and the effects of groundwater entering the lake to the extent that the site would flood.

Recommendation

The site is no longer a suitable location for development. Constraints are unlikely to be easily mitigated and it is unlikely that Biodiversity Net Gain could be delivered. The site should therefore be deallocated from the Local Plan.

Land at Leaffield Road and Hatherop Lane (refs: F51A, F51B, F51C)



Proposal: Between 200 and 261 dwellings on the three sites with a link road between Hatherop Road and Leaffield Road, community infrastructure which could include a public parking area, allotments, and a public open space landscape buffer. The developer also supports the emerging Neighbourhood Plan allocation, which would enable the development of F51B for 80 dwellings.

Site area: Combined = 40.63ha (F51A = 22.88ha; F51B = 7.69; F51C = 9.72ha)

Assessment date: April 2021

Land ownership: Single ownership

Site description

The sites are all located on the north-eastern edge of Fairford on land with that gently rises northwards. The sites are all arable farmland. Lover's Walk, a well-used public footpath, runs along the southern side of F51B and F51C.

F51A incorporates a large field and part of a smaller field. The site has no defined northern boundary. Southrop Road and London Road (A417) form the southern boundary and Hatherop Lane and Hatherop Road form the western boundary. The site is surrounded by arable farmland in all directions other than half of the western boundary, which abuts the built up area of Fairford. A new 120 dwelling development, which is set back from London Road, has been completed further to the south.

F51B is a medium sized field and is surrounded by arable farmland to the north, east and west. Hatherop Road forms the eastern boundary. Lover's Walk forms the southern boundary with the built up part of Fairford beyond.

F51C incorporates parts of two fields. The site has no defined northern boundary and is irregularly shaped. Leaffield Road forms the western boundary with Farmor's School opposite. Lover's Walk forms the southern boundary with the built up part of Fairford beyond. In all other directions, the site is surrounded by arable farmland.

The three sites have been confirmed as available, although F51B is being more actively promoted through the emerging Fairford Neighbourhood Plan.

Planning history

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

CT.1988 – “Outline application for residential development”. Refused 1959

F51B is a proposed allocation in the emerging Fairford Neighbourhood Plan (Policy FNPI4). This would provide a low, or zero, carbon development of around 80 homes. Amongst other things, the emerging policy requires the layout and landscape scheme to incorporate appropriate measures, including tree planting, to mitigate the visual effects of the development on the countryside to the west, north and east of the site, with provision for this to be maintained in perpetuity. It also requires that provision is made for a link road to give access between the schools and the A417 to the east of the town, for a dropping-off point away from the school and a safe walking route to the schools.

Landscape

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

Description

The parcels are located to the north of the Fairford settlement. They are characterised as open arable fields. They are bound by hedgerow with some mature trees also present. The unusual shape of F51A and F51C means they do not conform to the historic field pattern. This results in some boundaries being open to the wider field that they occupy. The parcels are all characteristic of the rural agricultural landscape around the settlement. Beyond the northern and eastern boundaries is a continuation of the arable land use present within the parcel. To the south is residential development within Fairford. To the west is designed parkland with Fairford Primary and Farmor’s school within its grounds. Some small businesses are also present within the grounds.

A number of PRoW are present around the parcels. Due to the flat landform and open agricultural landscape, views can be fairly wide ranging. These views are often filtered by hedgerow field boundaries. A long straight road divides F51A from the other parcels.

Parcel specific features

F51A – The parcel is comprised of one complete arable field and part of another. They are divided by a hedgerow. The northern part of the parcel does not conform to the historic field pattern of the area, this creates an open edge to the wider landscape. To the north and east of the parcel is a continuation of the arable context present within the parcel. To the south west of the parcel is the existing Fairford settlement edge. To the south east the parcel boundary extends beyond the existing settlement extents to the south. Beyond the unnamed road to the north west is parcel F51B which currently shares the same arable context as this parcel. Views into and across the parcel from the public realm are from the neighbouring road and settlement edge to the west and south. Views are also achieved from Fairford Footpath 35 to the north and from the eastern part of Fairford Footpath 17 to the west.

F51B – The parcel is comprised of one complete arable field and is bound by hedgerow to all sides. The parcel is proposed as a residential allocation within the emerging Fairford NDP. Should this be implemented the settlement edge of Fairford will be substantially extended into the rural landscape. Beyond the northern, eastern and western boundaries is a continuation of the arable context within the parcel. The other two parcels are also present to these boundaries. To the south of the parcel is the tree lined Fairford Footpath 17 with existing dwellings within Fairford beyond. Views of the parcel are achieved from the road to the east, settlement edge to the south and public footpaths in the vicinity (Fairford Footpaths 17, 18 and 35).

F51C – The parcel is comprised of sections of two arable fields. The fields are divided by hedgerow. The boundaries of the parcel do not conform with the historic field pattern of the area, this creates an open edge to the wider landscape to the north. To the north and east of the parcel is a continuation of the arable context present within the parcel, F51B is also present to the eastern boundary. To the south of the parcel is the tree lined Fairford Footpath 17 with existing dwellings within Fairford beyond. Beyond the road along the western boundary is the Coln Valley North of Fairford Special Landscape Area. Present within this SLA is designed parkland, Fairford Primary School and Farmor’s School. Views of the parcel are achieved from the road to the west, settlement edge to the south and public footpaths in the vicinity (Fairford Footpaths 17, 18 and 35).

Landscape Context

National Character Area 108: Upper Thames Clay Vales

Landscape Character Type: Cornbrash Lowlands

Landscape Character Area TV2C: Southrop Lowlands

Constraints/Designations

Landscape: Not Within Cotswolds AONB. Not within SLA, although the SLA boundary does adjoin the western edge of parcel F51C.

Historic: No listed buildings within or adjacent to the parcel. Not within the Fairford Conservation area, although the CA is present to the south west of F51C and adjoins it in the south western corner.

Other: No PRoW present within the parcels. Fairford Footpath 17 is present to the southern boundaries of parcel F51B and F51C. Fairford Footpath 35 is present to the north of parcel F51A. Fairford Footpath 18 is present to the north of F51B and F51C.

Landscape sensitivity

F51A

Evaluation: **High**

Justification: The parcel has susceptibility to change through housing development due to its position within open countryside. Development would represent encroachment into the characteristically rural landscape around the Fairford settlement and form a prominent addition to views. The vegetated boundaries form an important landscape feature that ties the parcel to its surrounding context. Although the boundary hedgerow does filter views the uncharacteristic shape of the parcel does diminish this filtering. The boundary of the parcel does not follow a historic boundary pattern. Development here would create a discordant and uncharacteristic addition to the local landscape. The parcel is considered to have **High** landscape sensitivity due to the above factors.

F51B

Evaluation: **High**

Justification: The parcel has susceptibility to change through housing development due to its position within open countryside. Development would represent encroachment into the characteristically rural landscape around the Fairford settlement and form a prominent addition to views. The vegetated boundaries form an important landscape feature that tie the parcel to its surrounding context. Development here would create a discordant and uncharacteristic addition to the local landscape. The parcel is considered to have **High** landscape sensitivity due to the above factors.

F51C

Evaluation: **High**

Justification: The parcel has susceptibility to change through housing development due to its position within open countryside. Development would represent encroachment into the characteristically rural landscape around the Fairford settlement and form a prominent addition to views. The vegetated boundaries form an important landscape feature that tie the parcel to its surrounding context. Although the boundary hedgerow does filter views the uncharacteristic shape of the parcel does diminish this filtering. The boundary of the parcel does not follow a historic boundary pattern. Development here would create a discordant and uncharacteristic addition to the local landscape. The SLA is present to the western boundary of this parcel. Development may harm the setting of this locally designated landscape. The parcel is considered to have **High** landscape sensitivity due to the above factors.

Biodiversity

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

Natural England have raised concerns regarding the impact of further development in Fairford on the North Meadow and Clattinger Farm Special Area of Conservation. There are also concerns, notably from Natural England, about the impact of any additional development in this area on the Special Area of Conservation. This issue is currently being further assessed. The outcome of the assessment will be another determining factor on whether this site is suitable for development.

The sites are located inside the Cotswold Water Park Nature Improvement Area, as well as the Cotswold Water Park Nature Recovery Plan Area. F51A is also located within a Site of Special Scientific Interest Risk Zone where developments of 10 or more dwellings require specialist consideration to understand the impact. F51B and F51C are located within a Site of Special Scientific Interest Risk Zone, where any development that creates 50 or more dwellings requires further specialist consideration.

The sites are mostly arable farmland, which is unlikely to have significant ecological value although may provide habitat for some protected species, such as Skylark. A Preliminary Ecological Assessment would be required to further understand this. The hedgerows along the field boundaries, some of which contain ditches, are of ecological interest. The tree belt along the southern boundary of the sites is also likely to be of ecological interest.

Development on any of the sites would introduce light and disturbance, which has the potential to harm biodiversity.

Biodiversity Net Gain might be delivered in this location through measures such as bird and bat boxes, hedgehog boxes, hedgehog highways, bee bricks, log piles, etc, and other species-specific measures, particularly for priority species that are known to be present on site and in the wider surrounding area, for example food plants for butterflies and moths or a barn owl box. There are also opportunities to enhance the green infrastructure network, which could better link patches of habitat within and surrounding the site(s).

The site lies within the B-Lines network, which has been identified by Buglife with the aim of increasing the amount of wildflower habitat available to pollinating insects such as bees. The development site therefore offers an opportunity to create wildflower meadow areas to support this initiative.

Trees

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

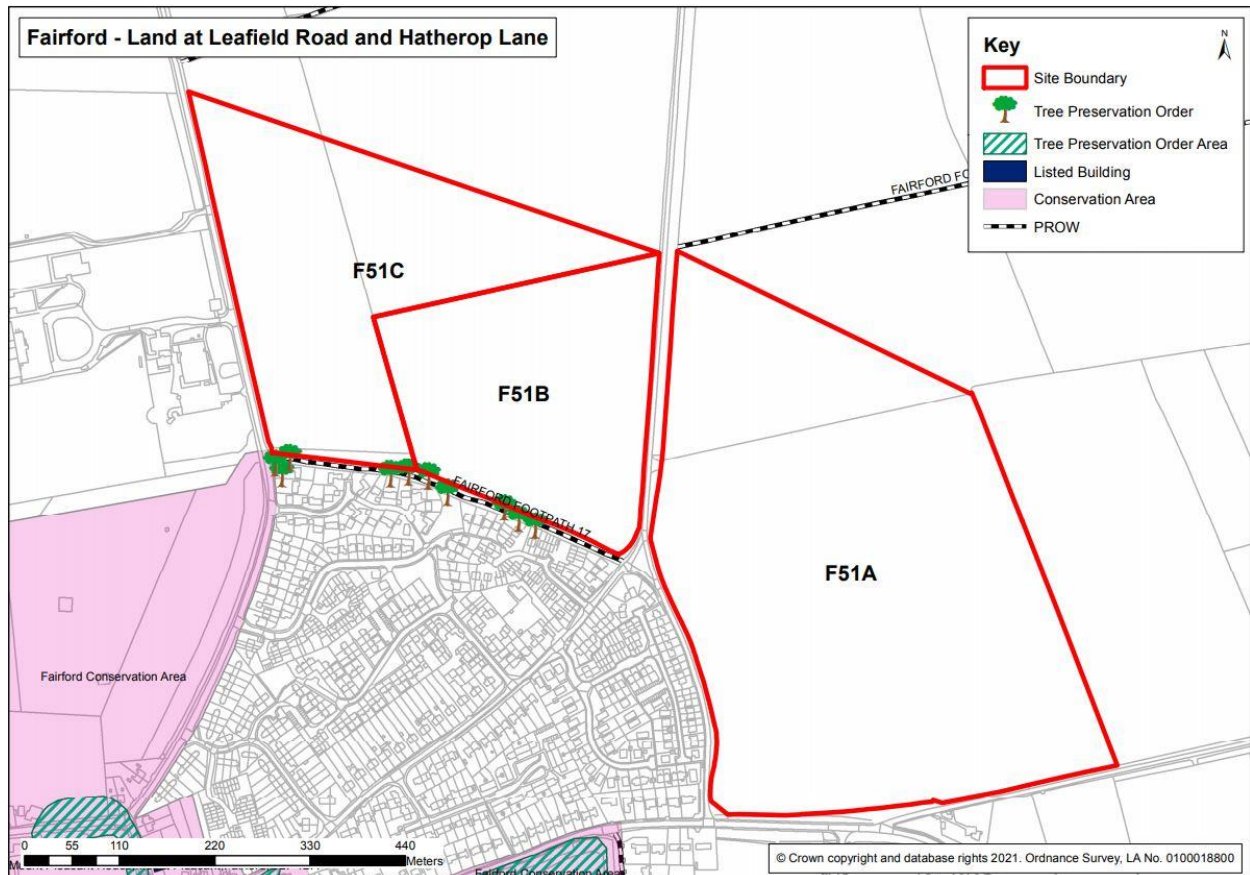


The three sites are predominantly open farmland with very little tree cover. None of the sites contain any trees that are protected by a Tree Preservation Order, although there are various TPO trees (Oak, Lime and Sycamore) adjacent to the southern boundaries of F51B and F51C. There are also various Ash trees growing along the roadside verges next to the sites, although none are particularly fine trees. The trees could / should be retained within any scheme.

A 5m Tree Shelter Belt comprising the planting of 1,900 trees of 18 different species has been implemented to the north of F51C alongside the public right of way. There are opportunities for a significant amount of additional tree planting within any of the three sites, should they be developed. In particular, trees could be used to screen development within the wider landscape and could also provide improved green infrastructure connections.

Historic Environment (excluding archaeology)

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



Context: Historic mapping shows that the field pattern in the vicinity of the three sites has remained mostly unchanged with the exception of the southern field within F51A, which was once subdivided into three fields. However, the northern boundaries of F51A and F51C would depart from this historic field pattern.

Each of the sites has a predominantly rural / agricultural context. There is late 20th Century housing beyond the respective southern or western boundaries of the sites, although this is extensively screened by hedgerows and a tree belt. The sites are open in character and have reasonably open views into the surrounding countryside.

Hatherop Lane, Leafield Road and Southrop Road are all rural roads – the development of any of the sites would urbanise one or more of these roads. It would also urbanise the rural setting of Fairford.

Designated heritage assets: The Fairford Conservation Area is located adjacent to the south-western boundary of F51C. This site in particular forms part of the rural setting of the Conservation Area. None of the sites form part of the setting of any listed buildings or other designated heritage assets.

Non-Designated heritage assets: Fairford Park, a designed landscape, is located to the west of the sites and the sites form part of its rural setting.

Heritage at risk issues: None known.

Opportunities: The development of F51A would provide an opportunity to restore the historic hedgerow network and field pattern.

Other issues / constraints

- The development of any or all of the sites would also be a significant extension into the open countryside, which does not respect the settlement pattern.
- The significant scale of development of the three sites would be likely to be strategic scale development and housing would be unlikely to be fully delivered by 2031.
- If F51B was developed in isolation, it may miss opportunities that could be gained if the three sites were developed in combination.
- The development of F51A and F51C would depart from the historic field pattern.
- The sites are modelled to have higher ground water flood risk (between 50-75%) – further investigation would be required;
- Water supply, wastewater, and other infrastructure issues in Fairford, which reportedly need to be upgraded to accommodate additional development.
- Potential highway capacity issue on the A417 through the town centre, which may be exacerbated by further development
- The county Historic Environment Record identifies several features recorded from aerial photography in the area, including a possible enclosure and pits. A full archaeological assessment would need to be carried out including a geophysical survey and trial trench evaluation.
- The development of any one of the sites may make the surrounding land susceptible to further development.
- Loss of agricultural land – a detailed survey would be required but the land was modelled to be Grade 3 quality by a 1988 survey.
- Within Cotswold Water Park.
- Previous consultation responses from the County Archaeologist indicated a high probability of significant archaeological remains in this area. A full archaeological assessment would be required, including the results of a geophysical survey and trial trench evaluation.
- The western part of F51C is in a Source Protection Zone.
- Within Fairford and Brize Norton air safeguarding area.

Summary

F51B is a proposed allocation in the emerging Fairford Neighbourhood Plan, which includes the delivery of wider planning benefits.

The development of any one or all of the sites would be a significant extension of the built up area into the open countryside and would lose a large area of farmland. The sites are exposed within the wider landscape and F51A and F51C also have no defined northern boundaries, meaning their development would not respect the historic field pattern. All three sites are assessed to have 'High' landscape impact, which is the most sensitive category.

The significant scale of development in this location would be likely to be strategic scale development and housing would be unlikely to be fully delivered by 2031. There are also concerns about the impact of further development on infrastructure in Fairford, including the highway network through the town centre.

There are also concerns about the impact of further development on the nearby Special Area of Conservation. However, if this can be overcome, the development of any of these sites would likely be able to deliver Biodiversity Net Gain.

Recommendation

F51A and F51C are unsuitable for development at this time.

F51B is a candidate for further consideration for allocation within the Local Plan. However, in order to be supported as a site allocation, the landscape issues would need to be satisfactorily mitigated.

Indicative capacity

80 homes (this is consistent with the emerging neighbourhood plan policy and is lower than the density multiplier assumption assessed capacity)

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

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

If F51B were to be developed:

- The significant green infrastructure improvements should be incorporated within the design, which include additional tree planting and the creation of wildlife corridors;
- The development does not undermine opportunities for further development in the northern part of Fairford, including providing the opportunity to alleviate traffic congestion in the historic core of the town; and
- The planting used throughout the site should support pollinators and the Bee Line.

Key actions required

- Preliminary Ecological Appraisal;
- HRA / SAC mitigation strategy;
- Transport Assessment; and
- Detailed soil survey to establish whether the land is best and most versatile agricultural land.