

Appendix 4 Rejected sites

Site Ref.	Parish	Site Name	Reason
BRI023	Chalford	The Bungalow and yard	The site is located more than one field from the settlement boundary and has therefore not been assessed
CAM030	Cam	Land at Oakland House	The site is not suitable for development because of the likely high landscape impact. Development would result in the loss of the mature trees and gardens surrounding Oakland House, which make an important contribution to the local landscape setting, and would be detrimental to the amenities of the local area. There are therefore potential impacts preventing sustainable development in this location.
CAM031	Cam	Land south of Everside Lane	The site is not suitable for development because of the likely high landscape impact and impact on the historic context and setting of Grade II listed Woodend Green Farmhouse. The site is conspicuous in longer range views from the south, including from the network of public footpaths south of Woodside Lane and the more distant wooded scarp and plays a significant role in the local landscape setting. Development would have a detrimental impact on the rural character and setting of Grade II Listed Woodend Green Farm. There are therefore potential impacts preventing sustainable development in this location.
CAM032	Cam	Additional land north of Upthorpe	The site is not suitable for development because of the likely high landscape impact; housing development would be highly visible rising up the slopes and would erode the separation between Cam and Upthorpe. The site lies above the 50m contour line where development is considered widely visible and detrimental to the rural setting of Cam. Employment development would further have a very adverse effect on the rural character of the area. There are therefore potential impacts preventing sustainable development in this location.
CAM033	Cam	Land north of 7 - 9A Upthorpe	The site is not suitable for development because of the likely high landscape impact; housing development would be highly visible rising up the slopes and would erode the separation between Cam and Upthorpe. The site lies above the 50m contour line where development is considered widely visible and detrimental to the rural setting of Cam. Employment development would further have a very adverse effect on the rural character of the area. There are therefore potential impacts preventing sustainable development in this location.
DUR024	Dursley	Land to the south of Hawthorn Villa	The site sits within the Cotswold AONB in an area deemed to be high sensitivity to housing development. The site also sits adjacent to the Woodmancote Conservation Area. Due to the potential landscape and visual impacts on landscape and heritage assets, the site is deemed to be unsuitable for any development.
EAS021	Eastington	Claypits Farm	The site is located more than one field from the settlement boundary and has therefore not been assessed

HAR018	Hardwicke	Land at Eric Vick Transport	The land is not suitable for development due to the likely landscape and heritage impacts. The land contributes to the openness, character and sense of place of Hardwicke and its heritage in addition to countryside views particularly to the Canal. Development would not preserve the broadly open character and countryside feel of this site that is bisected by a public footpath. The impact on the setting of key listed buildings, the character of the settlement and the Gloucester-Sharpness canal corridor would be likely to preclude development. Despite the presence of the transport/haulage yard, the Lane is also narrow and rural in character. There are therefore physical constraints and potential impacts preventing sustainable development in this location.
HAR020	Whitminster	Land south west of Rhyne Cottage	The site is below the size threshold set out in the methodology and has therefore not been assessed.
HFD013	Haresfield	Land at Haresfield Playing Field	Sites located beyond Tiers 1, 2 and 3 settlements have not been assessed
HOR004	Horsley	Land south of the B4058, Horsley	The site is located more than one field from the settlement boundary and has therefore not been assessed
KIN015	Kingswood	Land at Blueboy Cottage	The site is located more than one field from the settlement boundary and has therefore not been assessed
NYM003	Nymphsfield	Land at Front Street	Sites located beyond Tiers 1, 2 and 3 settlements have not been assessed
PAI014	Painswick	Land to the South-east of Stroud Road	This area is generally not suitable for development because of the likely high landscape impact, separating the core of the village from the countryside and the outlying sporadic development. As a gateway to Painswick the fields provide an historic landscape interest and context contributing to the character and setting of this settlement.
STO025	Stonehouse	Land at Reliance Works	The site is part of a key employment site - Upper Mills Industrial Estate - to be retained for employment purposes. The latest Employment Land Review (2020) has confirmed the value of retaining this employment site for employment purposes.
STR063	Stroud	Land at Wickridge Farm	The site is not suitable for development because of the likely high landscape impact and harm to the historic landscape setting and significance of listed buildings at Wickridge Farm and, potentially, Wades Farm too. The site is located within the Cotswolds Area of Outstanding Natural Beauty (where the highest status is given to landscape protection) and within a parcel of land assessed in the Council's Landscape Sensitivity Assessment (2016) as having a high sensitivity to housing development due to its high visibility over a wide area and its role in forming a skyline and rural backdrop to listed buildings in the vicinity. The site is identifiable in long range views from the east, as part of a significant streak of grassy hillside, separating the modern housing east of Peghouse Rise from the wooded horizon; it is likely that any new built form on the site would intrude upon the horizon and compromise the wider field's role as a settlement-edge 'separator' and a grassy backdrop to Wickridge Farm. Development would be

			detrimental to the character and skyline of the Slad Valley landscape. There are therefore potential impacts preventing sustainable development in this location.
STR064	Stroud	Additional land north of Folly Lane	The site is not suitable for development because of the likely high landscape impact. The site is located within the Cotswolds Area of Outstanding Natural Beauty (where the highest status is given to landscape protection) and within a parcel of land assessed in the Council's Landscape Sensitivity Assessment (2016) as having a high sensitivity to housing development due to its openness, elevation and visibility over a very wide area. The site sits outside the settlement development limit and marks a clear transition from the Uplands suburb to open countryside; its wooded northern boundary sits on the horizon and contributes to this transition in long range views, including from within Stroud town. Development would be an intrusion into the wider rural landscape; it would be visible from a distance in several directions, as well as close to from the existing settlement edge, the adjacent public right of way and Key Wildlife Site. It would be detrimental to the character and skyline of the local landscape. There are therefore potential impacts preventing sustainable development in this location.
STR066	Stroud	Part STR038 Land east of Painswick Old Road	The site is considered to be unsuitable for development, due to the likely landscape impacts. The site is located within the Cotswolds Area of Outstanding Natural Beauty, where the highest status is given to landscape protection, and within a parcel of land assessed in the Council's Landscape Sensitivity Assessment (2016) as having a high/medium sensitivity to housing development due to the role it plays as part of a green wedge running along the valley, into the Stroud settlement. The site sits outside the settlement development limit and marks a clear transition from the Uplands suburb to open countryside; its hedgerow trees sit on the horizon and contribute to this transition in long range views. Development would be an intrusion into the wider rural landscape; it would be visible from a distance in several directions, as well as close to from the existing settlement edge, a nearby public right of way and a local recreational area; and it would be detrimental to the character and skyline of the local landscape, especially the adjoining AONB. There are therefore potential impacts preventing sustainable development in this location.