

Appendix 4 Rejected sites

Site Ref.	Parish	Site Name	Reason
BER015	Hamfallow	Land attached to Foxfield House	The site is located more than one field from the settlement boundary and has therefore not been assessed
CAM028	Stinchcombe	Land east of Tait's Hill Road	The site is not suitable for development because of the likely high landscape impact; housing development would significantly extend the main settlement westwards, but would feel divorced from it due to the steep valley slopes, and would be further detrimental to the function of the area as a green/wildlife corridor. Employment development would appear incongruous and prominent and would be isolated from the main commercial areas. There are therefore potential impacts preventing sustainable development in this location.
CAM029	Cam	Land at Upthorpe Farm (part)	Site forms part of larger site previously assessed as CAM003. The site is not suitable for development because of the likely high landscape impact including the impact on the setting and key views of nearby listed buildings. Housing development would erode the separation between Cam and Upthorpe, extend above the 50m contour to be visible from Peaked Down and the AONB and encroach on the setting of Dulkan Brook. Employment development would further have a very adverse affect on the rural character of the area. There are therefore potential impacts preventing sustainable development in this location.
EAS016	Eastington	D E Spencer and Sons	The site is in employment use and such uses are protected from redevelopment for alternative uses unless wholly exceptional circumstances can be demonstrated.
EAS017	Eastington	Land adjoining Oldbury Lodge	The site forms part of a landscaped green corridor associated with the adjacent canal and the setting of Nastend. Development of this site would be detrimental to this green corridor, visibly extending sporadic development into the rural fringe and urbanising the area between Chipman's Platt, Church End, Nastend and Newtown. Although the site is within a land parcel with medium sensitivity to housing, this specific site provides a green setting to the canal at an important point and, in the context of the A419 corridor, it would be desirable to retain this as an open green space. A heritage assessment of the site has indicated that impact on the character, setting and significance of the Conservation Area could prohibit development on this site.
EAS018	Eastington	Land south-east of Chipmans Platt roundabout	The site forms part of a landscaped green corridor associated with the adjacent canal and the setting of Nastend. Development of this site would be detrimental to this green corridor, visibly extending sporadic development into the rural fringe and urbanising the area between Chipman's Platt, Nastend and Newtown. A heritage assessment of the site has indicated that impact on the character and significance of the listed building could prohibits development, in order to conserve this key view and to retain a sense of the house's historic status and position within the local landscape.

EAS020	Eastington	Land south and east of Cressington Cottages	The site is not suitable for development because infilling would be out of character with the form and character of the existing hamlet and because of the erosion of the countryside buffer between Stonehouse and the M5 and vale to the west.
HAR015	Hardwicke/ Moreton Valence	Land at Moreton Valence	The site is not suitable for housing development as this would materially and adversely alter the rural character. There is a likely high landscape impact from housing development (in a relatively remote location) adversely affecting the open rural character of the flat Severn Vale landscape and visible from the escarpment edge of the AONB. The city edge would be perceived to have moved southwards significantly as a finger into the flat open countryside. Overall, this site has significant heritage constraints. The site's sensitivity relates to the sense of Grade II* Hardwicke Court's place in the landscape, the character and identity of Hardwicke as a distinct historic settlement and the perception of a social and economic hinterland comprised of a network of farmsteads and clustered cottages - including the two Grade II listed farmhouses within the site boundary, and Grade II Hiltmead Farm, just outside the site. Their character and historic significance is drawn from the rural context and landscape setting. Any development would have to address potential flood risks. There are therefore potential impacts preventing sustainable development in this location.
HAR016	Hardwicke	Land to east of A38 at Moreton Valence	Site forms part of larger site assessed as HAR015. The site is not suitable for housing development of this scale as this would materially alter the rural character detrimentally. There is a likely high landscape impact from housing development (in a relatively remote location) adversely affecting the open rural character of the flat Severn Vale landscape and visible from the escarpment edge of the AONB. The city edge would be perceived to have moved southwards significantly as a finger into the flat open countryside. Any potential development would have to address high water table and flood risks. There are therefore physical constraints and potential impacts preventing sustainable development in this location.
HFD010	Standish	Land west of 3 The Cottages	Sites located beyond Tiers 1, 2 and 3 settlements have not been assessed
HFD011	Haresfield	Land east of Gloucester Road (B4008)	The site is not suitable for development because of the likely high landscape impact, narrowing the countryside gap and historic landscape setting to the Haresfield listed buildings and monument. The site's sensitivity relates to the sense of Haresfield's place in the landscape, its character and the dominance of the church – visually and historically. There are therefore significant landscape and heritage impacts preventing sustainable development in this location.
HOR003	Horsley	The Orchard	The site is located more than one field from the settlement boundary and has not therefore been assessed
KIN013	Kingswood	Land north and west of 10 - 14 Charfield Road	Site forms part of larger site previously assessed as KIN008. The land is not suitable for housing, employment or community development because of the high landscape sensitivity of the site including the visual setting of the listed Langford Mill House in a

			key view from Wotton Road. Development would extend the settlement form into the open vale countryside on higher ground and is inappropriate within the wider landscape. There are potential impacts therefore that would prevent sustainable development in this location.
KIN014	Kingswood	Part land off Charfield Road, Kingswood	Site forms part of larger site previously assessed as KIN007. The land is not suitable for housing, employment or community development because of the high landscape sensitivity of the site, extending development over onto the skyline and highly visible to the west and north west. The potential impact would therefore prevent sustainable development in this location.
KST008	Kings Stanley	Court Farm Farmyard	The land is not suitable for housing, employment or community development because of the high landscape sensitivity of the site, narrowing the gap between Kings Stanley and Middleyard, impacting on the setting of neighbouring listed buildings and the character of the settlement's rural edge. The site does form part of the setting and context for Court Farm – which comprises a tight group of historic farm buildings, including a Grade II listed barn and Grade II* farmhouse – plus neighbouring Grade II* Old Court House. The listed buildings derive some of their significance and historic interest from their context as part of the historic agricultural landscape. The impact on the setting of the neighbouring listed buildings and the character of the settlement's rural edge would be likely to preclude any redevelopment of this site. There are therefore potential impacts preventing sustainable development in this location.
KST009	Kings Stanley	Field 2 Court Farm	The land is not suitable for housing, employment or community development because of the high landscape sensitivity of the site, narrowing the gap between Kings Stanley and Middleyard and impacting on the setting of local rural listed buildings. The site plays a significant role in the historic landscape, providing a setting and context for the Middleyard settlement, and notably for the listed farm groups that define the rural edges of both Kings Stanley and Middleyard here. The Grade II and Grade II* listed buildings at Court Farm and the Grade II listed building at Middle Farm derive some of their significance and historic interest from their context as part of the historic agricultural landscape. The development of this field, and the loss of this key landscape gap between the two farms and the two villages, would cause harm to the special interest and significance of both farm groups. There are therefore potential impacts preventing sustainable development in this location.
KST010	Kings Stanley	Field 13 Court Farm	The land is not suitable for housing, employment or community development because of the high landscape sensitivity of the site and its distance from the services and facilities of the existing established settlement of Kings Stanley. The potential impact would therefore prevent sustainable development in this location.
LEO008	Leonard Stanley	Part land to the north of Bath Road	Site forms part of larger site previously assessed as LEO004 as having some future potential. See SALA 2017 Report of findings Appendix 3 - Sites with future

			potential.
MID002	Kings Stanley	Land to the West of Walnut Tree House	The land is not suitable for housing, employment or community development because of the high landscape sensitivity of the site, narrowing the gap between Kings Stanley and Middleyard and impacting on the setting of local rural listed buildings. Grade II listed Walnut Tree House perches at the top of the site and the impact on the setting of Walnut Tree House, the neighbouring listed farms and the character of the settlement's rural edge would be likely to preclude any re-development of this site, other than adaptive re-use of the historic buildings or would, at best, constrain the developable site area to a very small portion of the site, immediately adjacent to existing outbuildings (and contained by the remnant hedgerow some 10-20m north of them) – providing that any infill could be designed to reflect the rural semi-agricultural character of this settlement edge. There are therefore potential impacts preventing sustainable development in this location.
MIN014	Minchinhampton	Land north and west of The Yews	The site is unsuitable for development, due to likely landscape and heritage impacts. The site is located within the Cotswolds Area of Outstanding Natural Beauty where the highest status is given to landscape protection. The site sits outside the settlement development limit, separated from it by the Cirencester Road and Besbury Lane. It falls within a land parcel assessed in the Council's Landscape Sensitivity Assessment (2016) as having a high sensitivity both to housing and employment development, since it represents the only green gap along Cirencester Road (a key vantage point on the approach to Minchinhampton), allowing views northwards from the Common and contributing to the openness of the wold top and sloping valley side. The parcel is visible in the foreground of Minchinhampton and its landmarks, including the Grade I church, when viewed at distance from across the valley. The land parcel also contributes to the setting of the Minchinhampton Common multi-period scheduled monument and the adjacent Grade II listed building to the west and, to a lesser extent, the group of listed buildings at Blueboys Barn at the mouth of Butt Street, which is a key gateway to the settlement. Housing would adversely affect the setting and character of the Common, and would impinge on the skyline on the wold edge, which would be uncharacteristic of the main settlement form. There are therefore potential impacts preventing sustainable development in this location.
MIN015	Minchinhampton	The Old Builders Yard	The site sits outside the settlement development limits within a land parcel assessed in the Council's Landscape Sensitivity Assessment (2016) as having a high sensitivity to housing development. The land parcel has a largely unsettled character and it is also sensitive as part of the backdrop to the settlement. Development on this site, whilst a brownfield site, would undermine the current largely unsettled character and extend urban development into the countryside. The site fronts on to Woefulane Bottom, at what

			would be deemed to be a 'gateway' into Minchinhampton in landscape terms. This approach to Minchinhampton from the open AONB countryside to the east has a clearly defined built edge which lies beyond the cattle grid to the west. This site sits to the east of the cattle grid and would present built form out of context on this approach.
MIN016	Minchinhampton	Land on north side of Woeful dane Bottom	<p>The site sits outside and adjacent to the settlement development limits within a land parcel assessed in the Council's Landscape Sensitivity Assessment (2016) as having a medium sensitivity to housing development. The land parcel has a largely unsettled character and it is also sensitive as part of the backdrop to the settlement. Development on this site would undermine the current largely unsettled character and extend urban development into the countryside.</p> <p>The site fronts on to Woeful dane Bottom, at what would be deemed to be a 'gateway' into Minchinhampton in landscape terms. This approach to Minchinhampton from the open AONB countryside to the east has a clearly defined built edge which lies beyond the cattle grid to the west. This site sits to the east of the cattle grid and forms a peri-urban buffer to the built edge of Minchinhampton.</p>
NAI013	Nailsworth	Land south of Avening Road	This site is an expansion of site NAI003 that was previously assessed as not suitable for housing/employment/community development. The site is likely to have a high landscape impact. It is located outside the settlement limits, adjacent to a key wildlife site and within the Cotswolds AONB. Its steep wooded slope may prove a challenge to any excavation and engineering works. The site is not within close distance to the town centre.
NEW007	Hinton	Panthurst Farm	The site is distant from the nearest tier 3 settlement of Newtown and adjoins a landscape area considered to have high sensitivity to housing and employment uses. Over half of the site is within flood zones 2 and 3 meaning that any development on the remaining parcel of land would be too small to consider through the SALA (the site threshold for SALA sites is 5 or more dwellings). If a comprehensive development of a new settlement takes place on adjoining land this site could be reconsidered for uses complementary to that development.
NIB004	North Nibley	Land to west of New Road	The site is not suitable for development because of the likely detrimental impacts on an area of high landscape sensitivity. The site is located within the Cotswolds Area of Outstanding Natural Beauty where the highest status is given to landscape protection. The site adjoins the North Nibley settlement development limit, but it falls within a large land parcel assessed in the Council's Landscape Sensitivity Assessment (2016) as having high sensitivity to both housing and employment development. The site wraps behind the cemetery, which currently forms a distinctive 'soft' southern gateway to the village: development here would be a conspicuous extension out into the rural landscape, at odds with the predominantly linear settlement

			pattern on New Road and The Street. There are therefore potential impacts preventing sustainable development in this location.
NIB005	North Nibley	Land north of Innock's Estate and east of Lowerhouse Lane	The site sits in an area deemed to be medium sensitivity to residential development and adjacent to the settlement development limit. Despite the potential for residential or community use development on the western portion of the site, the only viable access presented is via the B4060 through an area deemed highly sensitive in landscape terms. The B4060 follows a green valley bottom forming a distinctive gateway into North Nibley from the north. Notwithstanding the potential highway safety issues presented by this access point, its unsuitability from a landscape perspective makes the site unsuitable.
NPT004	Alkington	Land off Church View	The site is below the size threshold set out in the methodology
PAI013	Painswick	Land at Clattergrove	This area is generally not suitable for development because of the likely high landscape impact extending the settlement into the AONB. The development site could detrimentally alter the rural character and have potential to coalesce existing sporadic development.
STN004	Ham and Stone	Land to east of A38 at Stone	Sites located beyond Tiers 1, 2 and 3 settlements have not been assessed
STO022	Stonehouse	Part land south of Horsemarling Lane	Site forms part of larger site previously assessed as STO013. The site is not suitable for development because of the likely high landscape impact. Housing or employment would significantly extend the settlement into the AONB to the north, would be noticeable and prominent and would adversely affect its intrinsic scenic qualities and character.
STO023	Stonehouse	Land at The Glen	The site is not suitable for development because of the likely high landscape impact, adversely affecting the openness of the paddock and local landscape features and the setting for the AONB beyond. Development would severely restrict views from the local footpath and would create a hard urban edge to Stonehouse and diminish its setting in views from the AONB.
STO024	Standish	Part land north west of Stonehouse	Site forms part of larger site previously assessed as STO016 as having some future potential. See SALA 2017 Report of findings Appendix 3 - Sites with future potential.
STR061	Stroud	Garages at Nouncells Cross	The site is below the size threshold set out in the methodology
STR062	Stroud	Part land south of Kilminster Farm	Site forms part of larger site previously assessed as STR026. The site is not suitable for development because of the likely high landscape impact. The site is located within a larger land parcel identified in the Landscape Sensitivity Assessment as High sensitivity to housing uses and High sensitivity to employment uses. Although it adjoins the Stroud settlement development limit and abuts recent housing development along its western edge, in character it lies outside the settlement and is typical of the high wold/wold valley slopes of the Cotswolds AONB which lies immediately north and east of the site. Development would be an intrusion into the wider rural landscape, would be visible from a distance in

			several directions, as well as close to from the existing settlement edge and a local recreational area, and would be detrimental to the character of the local landscape, especially the adjoining AONB. There are therefore potential impacts preventing sustainable development in this location.
UPT013	Upton St Leonards	Part Land south of the High Street	Site forms part of larger site previously assessed as UPT005. This area is generally not suitable for development because of the likely high landscape impact. Housing within the area would extend the settlement into the AONB, adversely affecting the intimate character of the valley and the escarpment foot slopes, and also, potentially, adversely affecting the tree cover. The development site would detrimentally alter rural character and have potential to coalesce sporadic development here.
UPT014	Upton St Leonards	Land at Upton Lane	Site area previously assessed as UPT006 and UPT007. The site is not suitable for development because of the likely high landscape impact, narrowing the gap between Brockworth and Upton St Leonards. Landscape features indicate an open parkland landscape setting of a former manor estate. The area provides an immediate setting to the AONB and shares landscape characteristics with the SE area being more open. Risk that may impact adjacent SSSI through isolation from wider countryside. There are therefore potential impacts preventing sustainable development in this location.
WHI010	Whitminster	Land at Jaxons Farm	The land is not suitable for housing, employment or community development because of the high landscape sensitivity of the site, highly visible to the north and separate from the main part of the settlement in open countryside. There are therefore potential impacts preventing sustainable development in this location.
WUE010	Wotton Under Edge	Land at Hawpark Farm	The land is not suitable for housing, employment or community development because of the high landscape sensitivity of the site including the setting of the listed Kingswood House and Park Mill Farm. Development would encroach on the sensitive visual gap between Wotton under Edge and Kingswood, eroding the separation and distinct nature of the two settlements, and detract from the character of the listed buildings as outliers within the rural edge landscape. There are therefore potential impacts preventing sustainable development in this location.