

EVIDENCE PAPER: To Inform Non-Strategic Housing and Employment Site Allocations November 2014



COTSWOLD
DISTRICT COUNCIL

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Introduction 1

I Introduction

1.1 This Document is an Evidence Paper that will be used to inform the non-strategic housing and employment site allocations and the development strategy of the emerging Cotswold District Local Plan.

1.2 The District Council is preparing a new Local Plan to guide decisions on the use and development of land in the District for the period to 2031. It will replace the current Cotswold District Local Plan adopted in 2006.

1.3 The publication of the *Local Plan: Preferred Development Strategy Consultation Paper (PDS)* in May 2013 was the first stage in preparing the new Local Plan. The PDS identified which settlements were considered to be the most sustainable locations for future housing and employment growth to be accommodated. The PDS also identified a strategic area for development to the South of Chesterton, Cirencester. This area was first identified and consulted upon in the *Core Strategy: Second Issues and Options Paper (December 2010)*.

1.4 Representations on the PDS were taken into consideration and a Response Report published. The PDS was refined and agreed by the Cabinet of the District Council on in December 2013. An additional settlement, Down Ampney, was brought into the Development Strategy bringing the total to 18 settlements. The area identified to the south of Chesterton, Cirencester was also confirmed as being central to the delivery of the Strategy. Given the scale and complexity of this area, it was appropriate for it to be subject to its own master-planning and community engagement process; therefore, it was not included in the wider site allocations process that is set out in this Evidence Paper.

1.5 The next stage in the Local Plan preparation process was to select suitable site(s) in the 18 settlements for development in order to meet the objectively assessed housing and economic needs identified in the Development Strategy.

What is this Paper for?

1.6 This Paper addresses the allocation of non-strategic housing and employment development sites within the District. It does not address the strategic area identified to the south of Chesterton, Cirencester. The Paper underpins the next stage in the Local Plan preparation process, it sets out:

- the methodology for selecting sites for development in the 18 settlements identified in the Development Strategy;
- the collaborative site assessment work undertaken by the District Council and local communities (led by their Town/Parish Council);
- an analysis and interpretation of the evidence base prepared to support the Local Plan; and
- the recommendations for site allocations to be included in the emerging Local Plan.

1.7 This Paper also sets out how the evidence base that has been used in the site allocations process. Specifically, the following evidence has been incorporated:

1. Community engagement site work (Refer to Appendix A for a summary)
2. Interim Sustainability Appraisal (November 2014)

1 Introduction

3. Other Evidence Studies - (Refer to Appendix C for analysis of evidence by settlement) -
- Archaeology Review of Sites (GCC, January 2014)
 - Biodiversity Assessment of Sites (GCER, November 2013)
 - Cotswold Water Park Strategic Review and Implementation Plan (Scott Wilson, July 2008) (the Cotswold Water Park Masterplan);
 - Cotswold Water Park Supplementary Planning Guidance (CDC, Nov 1999);
 - Economy and Retail Study (Peter Brett Associates, November 2012)
 - Feedback from the Site Allocations Community Engagement (conducted January - March 2014);
 - Habitats Regulations Assessment Screening Report (LUC, May 2013);
 - Historic Environment Topic Paper - Draft (CDC, July 2014);
 - Infrastructure Delivery Plan: Interim Version (Arup, May 2013);
 - Local Plan Consultation Paper: Preferred Development Strategy (CDC, May 2013);
 - Local Plan Development Strategy Evidence Paper (CDC, April 2013);
 - Local Plan Development Strategy Cabinet Paper (CDC, December 2013);
 - Local Plan Strategic Objectives (August 2014);
 - Minerals Local Plan Site Options and Draft Policy Consultation Document (June 2014)
 - National Planning Policy Framework (NPPF) (DCLG, March 2012);
 - National Planning Practice Guidance (NPPG) (DCLG) March 2014);
 - Open Space, Sport and Recreation Study (CDC, September 2011)
 - Role and Function of Settlements Study (CDC, July 2012);
 - Sequential Test - Draft Report (JBA Consulting, September 2014);
 - SHLAA Viability Assessment (POS Enterprises, March 2014);
 - Strategic Employment Land Availability Assessment Viability Considerations (Hewdon Consulting, May 2014);
 - Strategic Flood Risk Assessment Level 2 (JBA Consulting, July 2014);
 - Strategic Housing Land Availability Assessment (SHLAA) and Strategic Economic Land Availability Assessment (SELAA) (CDC, May 2014); plus Addendum (November 2014);
 - Study of Land Surrounding Key Settlements in Cotswold District: Draft Update and Final Update (White Consultants, May 2014 and November 2014).
4. Infrastructure Needs and Requirements (Refer to Appendix D for summary of interim findings for each settlement).

1.8 Further evidence is currently being gathered which will be fed into the iterative process of preparing the Local Plan. Evidence studies that are currently under way include:-

- Transport assessments for each settlement
- Detailed assessment of agricultural land classification where required
- Green infrastructure strategy
- Revised objectively assessed housing and employment needs
- IDP update

Introduction 1

- Water Cycle Study
- Refresh of Open Spaces, Sport and Recreation Study (to be called the Sport & Recreation Facilities and Provision Study)

1.9 The following chapters of this Paper set out the policy context (Chapter 2); the methodology for the site selection process (Chapter 3); the overall analysis of evidence for each settlement and sites, including reasoned justification for conclusions drawn (Chapter 4); and a summary of recommendations for site allocations in the emerging Local Plan (Chapter 5).

What happens next?

1.10 The conclusions and recommendations set out in Chapters 4 and 5 of this Paper will be used to inform the allocation of sites for development in the emerging Local Plan. Sufficient sites must be allocated in the Local Plan in order to demonstrate how the objectively assessed housing and economic needs in the District will be met over the plan period. Allocating sites will also help contribute towards achieving the Vision and Strategic Objectives of the Local Plan.

1.11 Specifically, the findings of this Paper will be incorporated into the emerging Local Plan in:

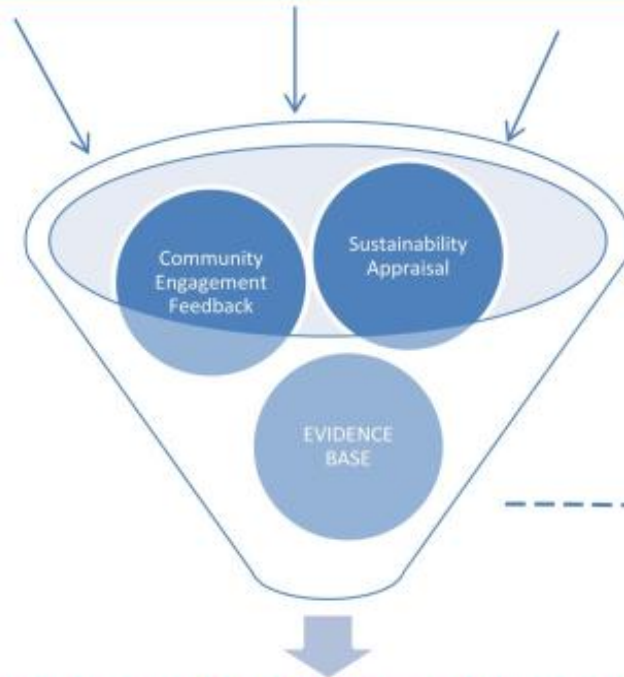
- The allocation of sites for development
- The revision of Settlement Strategies
- The identification of Development Boundaries for each settlement
- The preparation of the Proposals Map

1.12 The next stage of the emerging Local Plan, will be the *Local Plan Consultation Paper: Strategy and Site Allocations*. It will focus on the refined Development Strategy, the preferred sites for allocation and policies that will help to deliver the Strategy. Following that, development management policies and monitoring mechanisms will be prepared, the remaining evidence currently being gathered will be incorporated, and a full Draft Local Plan will be brought together for public consultation in 2015.

1.13 The soundness and legal compliance of the Local Plan will, in due course be examined in public by a Government Inspector. One element of the examination of soundness is that the Plan's strategy, policies and proposals are based on appropriate and proportionate evidence. In consequence, this means that the Council is bound to interrogate issues that are raised during public consultation on its emerging Local Plan having regard to the quality or reliability of the evidence that may or may not be produced in relation to them.

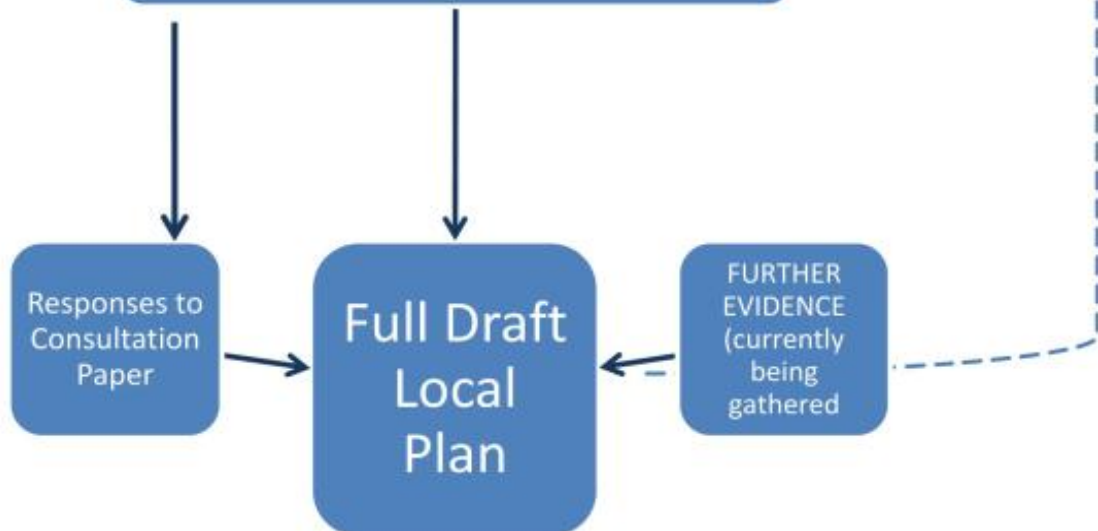
1.14 The diagram overleaf shows how this Evidence Paper fits within the Local Plan process:

Local Plan Preferred Development Strategy
Consultation Paper (May 2013)



**Evidence Paper: To inform non-strategic housing
and employment site allocations (November 2014)**

Local Plan Consultation Paper: Strategy
and Site Allocations (January 2015)



Policy Context 2

2 Policy Context

2.1 The policy context for the emerging Local Plan and the site allocations work is set by the National Planning Policy Framework (NPPF) published in March 2012.

2.2 The NPPF sets out the Government's planning policies for England and how these should be applied. It also provides a framework within which local people and their accountable councils can produce their own distinctive local plans which reflect the needs and priorities of their communities. This section will set out the main parts of the NPPF that provide the framework for the site allocations work and the need to use the available planning evidence alongside the views of the local communities in site selection. However, this section does not replace the need to read the NPPF as a whole, or the National Planning Policy Guidance 2014, to gain a full understanding of the government's requirements.

2.3 Key to the NPPF is that planning should contribute to the achievement of sustainable development. Paragraph 7 of the NPPF states that there are three dimensions to sustainable development: economic, social and environmental.

"These dimensions give rise to the need for the planning system to perform a number of roles:

An economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

A social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

An environmental role - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy."

2.4 Paragraph 14 states that this presumption in favour of sustainable development should be seen as a 'golden thread' running through plan making and specifically:

- Local planning authorities should positively seek opportunities to meet the development needs of their area;
- Local Plans should meet objectively assessed needs, unless the adverse impacts of doing so would outweigh the benefits of the policies of the NPPF as a whole or specific policies in the NPPF indicate development should be restricted.

Examples of such policies are listed in the NPPF and these include sites protected under the Birds and Habitats Directive, SSSIs, Green Belt, Local Green Space, AONB, designated heritage assets, locations at risk of flooding.

2 Policy Context

2.5 In order to deliver sustainable development, the NPPF identifies a number of objectives. These include:

- Building a strong, competitive economy
- Ensuring the vitality of town centres
- Supporting a prosperous rural economy
- Promoting sustainable transport
- Supporting high quality communications infrastructure
- Delivering a wide choice of high quality homes
- Requiring good design
- Promoting healthy communities
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment

2.6 These objectives provide the framework which underpins the preparation of the Local Plan, and consequently the site allocations element of the Local Plan. Specific policies which are relevant to site allocations for each of these objectives of the NPPF are drawn out in the table below:

Delivering Sustainable Development	Key points relevant to Site Allocations in Cotswold District	Reference in NPPF
Building a strong, competitive economy	Significant weight should be placed on the need to support economic growth	Paragraph 19
	Set criteria, or identify strategic sites, for local and inward investment to match the economic strategy for their area and to meet anticipated needs over the plan period	Paragraph 21 Bullet Point 2
	Support existing business sectors, taking account of whether they are expanding or contracting.	Paragraph 21 bullet point 3
	Plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries.	Paragraph 21 bullet point 4
	Facilitate flexible working practices such as integration of residential and commercial uses within the same unit	Paragraph 21 bullet point 6
	Avoid the long term protection of sites allocated for employment uses where there is no reasonable prospect of a site being used for that purpose.	Paragraph 22
Ensuring the vitality of town centres	Promote competitive town centre environments	Paragraph 23

Policy Context 2

Delivering Sustainable Development	Key points relevant to Site Allocations in Cotswold District	Reference in NPPF
	Allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres.	Paragraph 23 bullet point 6
	Allocate appropriate edge of centre sites for main town centre uses that are well connected to the town centre where suitable and viable town centre sites are not available.	Paragraph 23 bullet point 7
	Recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites.	Paragraph 23 bullet point 7
Supporting a prosperous rural economy	Support the sustainable growth and expansion of all types of business and enterprise in rural areas both through conversion of existing buildings and well designed new buildings.	Paragraph 28 bullet point 1
	Support the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.	Paragraph 28 bullet point 3
	Promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.	Paragraph 28 bullet point 4
Promoting sustainable transport	A pattern of development which, where it is reasonable to do so, facilitates the use of sustainable modes of transport should be supported.	Paragraph 30
	All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment and a Travel Plan.	Paragraph 32 (and 36)
	Opportunities for sustainable transport should be taken, depending on the nature and location of the site, to reduce the need for major transport infrastructure.	Paragraph 32 bullet point 1

2 Policy Context

Delivering Sustainable Development	Key points relevant to Site Allocations in Cotswold District	Reference in NPPF
	Safe and suitable access to the site for all people should be achieved.	Paragraph 32 bullet point 2
	Improvements within the transport network should be undertaken that cost effectively limit the significant impacts of the development.	Paragraph 32 bullet point 3
	Developments that generate significant movement should be located where the need to travel will be minimised and the use of sustainable transport modes maximised. (But need to take account of other policies in the NPPF particularly rural areas)	Paragraph 34
	For larger scale residential development in particular, a mix of uses should be promoted to provide opportunities to undertake daily activities, including work on site. Key facilities such as Primary schools and local shops should be within walking distance of most properties.	Paragraph 38
Delivering a wide choice of high quality homes	The supply of housing should be boosted significantly. The local plan should meet the full objectively assessed needs for market and affordable housing, including identifying key sites.	Paragraph 47 bullet point 1
	Identify and update annually a supply of specific deliverable sites sufficient to provide 5 years worth of housing against the housing requirement for the District, plus (in Cotswold District's case) an additional 20% buffer.	Paragraph 47 bullet point 2
	Identify a supply of specific developable sites or broad locations for growth for years 6 - 10 and where possible for years 11-15.	Paragraph 47 bullet point 3
Meeting the challenge of climate change, flooding and coastal change	New development should be planned for in locations and ways which reduce green house gas emissions.	Paragraph 95
	Consider identifying suitable areas for renewable and low carbon energy.	Paragraph 97 bullet point 4
	New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change.	Paragraph 99

Policy Context 2

Delivering Sustainable Development	Key points relevant to Site Allocations in Cotswold District	Reference in NPPF
	<p>Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere (refer to technical guidance published alongside NPPF).</p>	Paragraph 100
	<p>Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by applying the Sequential Test; if necessary applying the Exception Test; safeguarding land from development that is required for current and future flood management; and by using opportunities offered by new development to reduce the causes and impacts of flooding;</p>	Paragraph 100 bullet points 1-4
	<p>Sequential Test - development should not be allocated if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding.</p>	Paragraph 101
	<p>Exception Test - if following the sequential test it is not possible to locate a development elsewhere then the Exception test can be applied. Both elements need to be passed for a site to be allocated:</p> <ul style="list-style-type: none"> - it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh the flood risk - a site specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and where possible, will reduce flood risk overall. 	Paragraph 102
<p>Conserving and enhancing the natural environment</p>	<p>In preparing plans to meet development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment. Plans should allocate land with the least environmental or</p>	Paragraph 110

2 Policy Context

Delivering Sustainable Development	Key points relevant to Site Allocations in Cotswold District	Reference in NPPF
	amenity value where consistent with other policies of the NPPF.	
	Planning decisions should encourage the effective use of land re-using land that has not been previously developed, provided that it is not of high environmental value.	Paragraph 111
	Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be used in preference to that of a higher quality.	Paragraph 112
	International, national and locally designated sites (wildlife, geodiversity, landscape areas), and their importance to wider ecological networks, should be protected from development and the affects of development commensurate with their status.	Paragraph 113
	Great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty.	Paragraph 114
Conserving and enhancing the historic environment	Great weight should be given to the conservation of a designated heritage asset. As heritage assets are irreplaceable any harm or loss of a grade 2 listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance should be wholly exceptional.	Paragraph 132

Table 1 Analysis of NPPF for Site Allocations

2.7 With regard to plan-making, the NPPF states that the Local Plan is the key to delivering sustainable development that reflects the vision and aspirations of local communities. A wide section of the community should be proactively engaged so that as far as possible the Local Plan reflects a collective vision for the sustainable development of the area.

2.8 Lastly, Paragraph 157 sums up what is crucial to the content of the local plan:

"Local Plans should:

- Plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this Framework

Policy Context 2

- Be drawn up over an appropriate timescale, preferably a 15 year time horizon....
- Allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate....."

2.9 To provide more detail and guidance to the National Planning Policy Framework (NPPF), the Government published the National Planning Practice Guidance (NPPG) online in March 2014. The only specific reference to site allocation in the NPPG is at Paragraph: 010 Reference ID: 12-010-20140306 which states

- "Where sites are proposed for allocation, sufficient detail should be given to provide clarity to developers, local communities and other interests about the nature and scale of development (addressing the 'what, where, when and how' questions)"

2.10 This links back to the general requirements for plan-making set out in Paras 154, 156 and 157 of the NPPF. The Local Plan must make clear:

- what development is going to be delivered;
- where it will be;
- when it will be done;
- how it will be done.

2.11 This Evidence Paper will demonstrate a sound and robust methodology and analysis of evidence upon which recommendations for site allocations in the emerging Cotswold District Local Plan will be made that fully accord with the NPPF and NPPG.

3 Methodology

3 Methodology

Settlement selection

3.1 Together with the strategic site area identified to the south of Chesterton, Cirencester, the Development Strategy of the emerging Local Plan identifies 18 settlements in the District which are considered most suitable for accommodating future housing and economic growth. The *Interim Sustainability Appraisal Reports (May 2013 and November 2014)* and *Development Strategy Evidence Papers (April 2013 and November 2014)* explain how the 18 settlements were selected. Potential development in more rural locations is covered by the *Rural Housing Topic Paper (November 2014)* and the *Economy Evidence Paper (January 2013 plus Supplement November 2014)*.

3.2 Preparation of the Development Strategy is an iterative process that is closely entwined with the Site Allocations work. Although the Development Strategy broadly guides the Site Allocations process, there is the opportunity for the site allocations work to influence the Development Strategy. For example, it would be unsound to propose a Development Strategy that cannot be delivered on the ground. It is likely therefore that the Development Strategy will be refined further in light of the findings of the site allocations process.

Site selection methodology

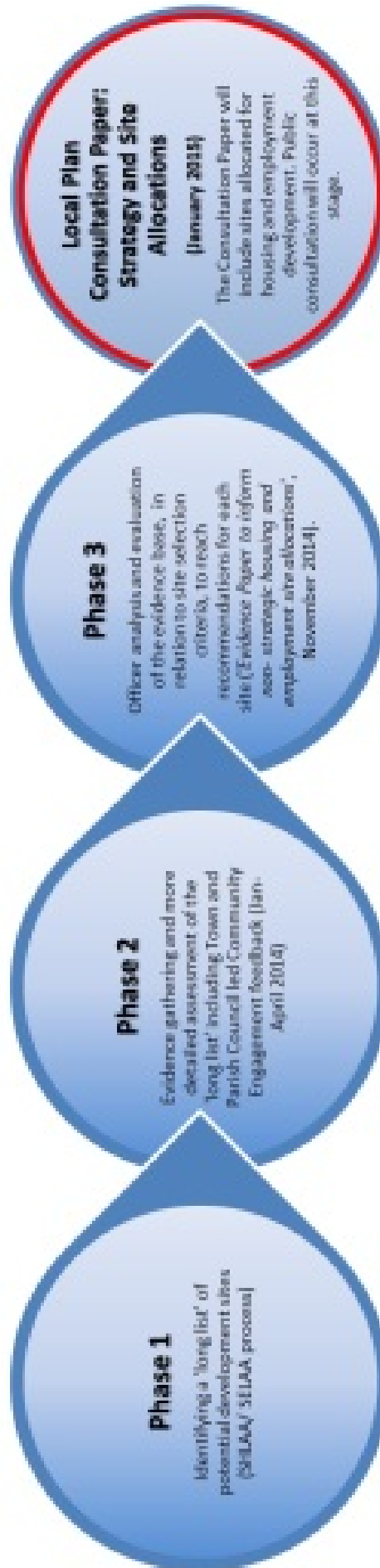
3.3 To begin the site selection process, it is necessary to define the scope of sites to be allocated. A minimum dwelling threshold of 5 dwellings (or 0.2 hectares for developable economic land) has been applied, which is considered appropriate in Cotswold District due to the scale and nature of the existing settlements. This threshold is consistent with the threshold used in the *Strategic Housing Land Availability Assessment / Strategic Employment Land Availability Assessment (May 2014) (SHLAA/SELAA)*, which in turn is in accordance with the advice given in national Planning Policy Guidance (PPG).

3.4 The methodology for identifying and selecting the most suitable sites for development is split into 3 main phases:

- **Phase 1** - Identifying a 'long list' of potential development sites and carrying out preliminary assessments of them;
- **Phase 2** - Evidence gathering and more detailed assessment of the 'long list' of potential development sites - including Community Engagement and Sustainability Appraisal;
- **Phase 3** - Officer analysis and evaluation of the evidence base relevant to each settlement and site (including the detailed outputs of Phase 2) in order to appraise the sites against selection criteria and make reasoned and justified recommendations.

3.5 The diagram below depicts the site selection methodology phases leading into the forthcoming Local Plan Consultation Paper on Strategy and Site Allocations. The next sections set out each phase in more detail.

Methodology 3



3 Methodology

3.1 Phase 1

3.6 This phase involves identification and preliminary assessment of a 'long list' of potential development sites. The established method of collating and assessing sites is through the Strategic Housing Land Availability Assessment and Strategic Employment Land Availability Assessment (SHLAA/SELAA). Both of these assessments are guided by the National Planning Policy Framework (NPPF; paragraphs 47, 50 and 159) and the associated national guidance (PPG). The purpose of the SHLAA/SELAA is to identify and assess as many sites as possible that have the potential to deliver residential and economic development. It is important to note that identification of a site through this process does not necessarily mean that it is suitable for development.

3.7 A 'call for sites' was carried out in May 2013, and the sites that came forward were assessed through the SHLAA / SELAA process (final document published May 2014). Sites that were suggested in representations responding to the consultation on the *Local Plan: Preferred Development Strategy (May 2013) (PDS)* were also incorporated into the SHLAA/SELAA.

3.8 All sites identified in the SHLAA/SELAA went through a standard assessment process. The detailed methodology for the SHLAA/SELAA process is set out in the latest *SHLAA/SELAA Report (May 2014, Chapter 2)* and Paragraph 159 of the NPPF.

3.9 The SHLAA/SELAA also identifies:

- constraints that impact on the potential for development of a site. Where appropriate, actions are suggested that are considered necessary to overcome constraints.
- potential capacity for each site to give an indication of the amount of housing that could be delivered. Detailed guidance on the method for calculating the housing capacity of sites is presented in the SHLAA/SELAA Report (May 2014, Paragraphs 2.41 - 2.44).
- an estimation of the timescales for delivery of each site is also set out in SHLAA/SELAA. This was divided into 4 categories - 0-5 years, 6-10 years, 11-15 years 16-20 years, and 'Not Currently Deliverable'.

3.10 The output of the SHLAA/SELAA process for the site allocations work was a long list of potential development sites that could be taken forward to Phase 2 of the site selection process.

3.11 It should be noted that, in order to keep the database of potential development sites as up to date as possible, the 'long list' of sites for Phase 2 incorporated additional sites that had come forward since the SHLAA/SELAA 'Call for Sites' period. Community engagement, carried out during January to April 2014, enabled communities to put forward and assess additional sites in their settlements that had not previously been considered. These additional sites were added to the 'long list' and fed into the SHLAA/SELAA process. An "*Addendum to the SHLAA/SELAA May 2014*" has been published to incorporate these sites.

3.12 Therefore, in summary, the 'long list' of sites comprised:

- All potential housing and employment sites that were classed in the SHLAA/SELAA as deliverable/developable between 0-20 years;

Methodology 3

- Sites that were submitted too late for inclusion in the SHLAA/SELAA review process that was carried out towards end of 2013 but in time for the Phase 2 site allocations work;
- Sites that were put forward for consideration by communities through the site allocations community engagement work carried out between January and April 2014.

3.13 Sites that were not included in the long list:

- Those falling below the 5 dwellings threshold or 0.2 ha for employment land; and
- Sites that were in the *Strategic Flood Risk Assessment Level 2 (Draft SFRA2 2014)* Climate Change Flood Zones 3a or 3b, unless there was clear evidence to demonstrate that a scheme could feasibly overcome this constraint.

3.2 Phase 2

3.14 This involves further evidence gathering and more detailed assessment of the 'long list' of potential development sites. The three major parts of this Phase comprise the evidence gathered through:

1. Community Engagement;
2. Sustainability Appraisal; and
3. Topic / Theme based studies.

Community Engagement

3.15 The District Council has embraced the essence of localism and neighbourhood planning by engaging with residents in the 18 settlements identified for development, without obliging them to follow the full neighbourhood planning process. In those places where work on a more formal neighbourhood plan has already begun, this was recognised as being complementary to that process.

3.16 Representatives of the Town and Parish Councils were invited to lead the assessment and discussion of potential development sites in their communities. They were asked to go back to their communities and form small groups of volunteers to use the 'site assessment toolkit' (copy attached to Appendix A) to assess the potential housing sites that the District Council had identified as suitable through Phase 1 of the Site selection methodology. Communities could also put forward and assess alternative sites.

3.17 Following that assessment work, the Town and Parish Councils were asked to carry out consultation / engagement with their wider local community. Taking on board the wider community comments received, the Town and Parish Councils reported their findings to the District Council Officers ranking their preferred sites where possible, and highlighting any mitigation measures that may be required, infrastructure gaps and needs in their communities or any other relevant concerns.

3.18 The views of the Community have been a strong factor in the final recommendation as to whether to allocate each site. However, these views need to be considered alongside national planning policy guidance and the substantial amount of evidence collected on these sites and there are instances where this evidence outweighs the Community's wishes. In these instances, the Town and Parish Councils and their Communities have the opportunity to make representations during the public consultation stages of the Local Plan if they wish to object to the recommendation.

3 Methodology

3.19 Out of the 18 settlements, 17 submitted site assessments and most submitted detailed comprehensive reports to the District Council to be used in the process of allocating sites. **A summary of the site assessments and overall feedback from each settlement is presented in Appendix A.**

Interim Sustainability Appraisal 2014

3.20 A Sustainability Appraisal (SA) accompanies the preparation of the emerging Local Plan.

3.21 Two elements of the SA directly inform the site selection process:

- A 'points of the compass' analysis of areas surrounding each of the 18 settlements; and
- assessment of the 'long list' of potential development sites.

3.22 The output of these two elements is available in the *Interim Sustainability Appraisal Report: November 2014*. The findings are used in Phase 3 of the site selection process.

3.23 The Sustainability Appraisal will, together with other material considerations, inform the decision on which sites should be allocated in the Local Plan.

3.24 The SA site assessment tables identify the constraints that, if left unmitigated and the site developed, would have the potential to cause significant effects in relation to a sustainability theme. The significance of the constraints has been categorised in accordance with the severity of the impact. A high level Red-Amber-Green (RAG) rating provides a consistent way of highlighting the significance of the constraints affecting each site. Possible mitigation measures have been identified. The result of the site assessments, including the mitigation suggestions, is presented fully in the Interim SA report.

Further Evidence

3.25 The preparation of the emerging Local Plan must be underpinned by a robust and sound evidence base if it is to be in accordance with the NPPF. The evidence base is evolving in tandem with the stage of preparation of the Plan, and several additional evidence studies have been commissioned to help inform the site selection work.

3.26 The evidence base has been used in the Settlement Evidence Analysis set out in Appendix C which evaluates the sites against key site selection criteria, in particular the Strategic Objectives of the emerging Local Plan. For information the Strategic Objectives used in the analysis are set out in Appendix B.

3.27 Appendix D 'Infrastructure and Community Benefits' sets out the findings of the *Infrastructure Delivery Plan (Interim Report 2013)* for each settlement, and also provides information on community priorities where feedback was given through the community engagement process carried out earlier in 2014.

3.28 This Evidence Paper has been prepared on the basis of the evidence available at 30th September 2014. At the time of writing, further evidence studies have been commissioned but not yet completed (refer to paragraph 1.8 for list). These studies will be used to inform the next iteration of the emerging Local Plan.

Methodology 3

3.3 Phase 3

3.29 This phase involves appraisal of all the potential development sites against selection criteria, using the findings of the evidence base, and making a reasoned and justified recommendation on whether a site should be identified in the emerging Local Plan as a:

- **Preferred site** - preferred sites are those that, in most cases, have been supported by local communities through the site allocations community engagement process. These sites have also been assessed as not having material planning constraints or, where there are constraints, they can either be mitigated or are outweighed by other considerations. Preferred sites have a realistic chance of being delivered within the Plan period.
- **Reserve site** - reserve sites are those that have material planning constraints which could be overcome, though there may be less certainty that they can – particularly in the earlier years of the plan period. For example, these may include sites that are already developed or are in multiple ownerships. Reserve sites may be areas of land located within settlements that have already experienced substantial development early in the Plan period and there is consequently less need to bring sites forward. Reserve sites may have community support, but usually less so than the preferred sites.
- **Not Allocated site** - not allocated sites are those with material planning constraints that are unlikely to be adequately mitigated, and/or are not considered suitable for development in this plan period. For example, the scale of development proposed may be too large or the site may be poorly related to the settlement, in comparison to other, more suitable, sites of an appropriate scale and/or better located. In most cases there has been little community support for such sites, but in instances where there was support, this has been overridden by evidence of material planning considerations that have carried greater weight.

3.30 To aid the analysis, a RAG system of evaluation for each of the selection criteria has been developed to provide a consistent, clear and transparent methodology for site selection. The site selection criteria are derived from various sources, including:

- Community Engagement, including Site assessment toolkit;
- Sustainability Appraisal objectives;
- Strategic Objectives of the emerging Local Plan;
- Development Strategy of the emerging Local Plan;
- National Planning Policy Framework; and
- Planning Advisory Service - Local Plan Soundness Checklist.

3.31 The criteria are presented in the Table below, along with a key explaining how the RAG evaluation has been applied to each criteria.

3.32 The analysis and evaluation, including recommendations, for each site and settlement is then set out in Chapter 4 of this Paper.

3 Methodology

Site Selection Criteria

Criterion	RED	AMBER	GREEN
Community Engagement Feedback <i>Source: Appendix A plus detailed Community Engagement Feedback</i>	Not Suitable for Development (not ranked)	Suitable for development subject to Mitigation (Ranked medium)	Suitable for Development (ranked high)
Sustainability Appraisal - 'Points of the Compass' Constraints Appraisal <i>Source: Appendix B - SA 'points of the compass' Analysis (URS, 2014)</i>	The Sustainability Appraisal does not exclude Broad Areas from potential development, therefore no sites are categorised as Red	Site situated in a Broad Area that has significant constraints identified.	Site situated in a Broad Area that has fewer or no constraints identified.
Sustainability Appraisal - Site assessments <i>Source: Appendix B - SA of sites (URS, 2014)</i>	Site has at least one Sieve Level 1 constraint identified.	Site has no Sieve Level 1 constraints, but has at least one Sieve Level 2 constraint identified.	Site has no Sieve Level 1 or 2 constraints, but has at least one Sieve Level 3 constraint identified.
Objective A - Communities <i>Source - Appendix C - Settlement Evidence Analysis (including Role and Function of Settlements Study 2012;SHLAA/SELAA 2014)</i>	At least 2 minor negative effects on objective or 1 severe negative effect on objective	Only 1 minor negative effect on objective	Positive contribution to objective or neutral effect on objective
Objective B - Environmental Sustainability <i>Source - Appendix C - Settlement Evidence Analysis (including Role and Function of Settlements Study 2012; and Strategic Flood Risk Assessment Level 2 - Draft 2013; SHLAA/SELAA 2014))</i>	At least 2 minor negative effects on objective or 1 severe negative effect on objective	Only 1 minor negative effect on objective	Positive contribution to objective or neutral effect on objective
Objective C - Economy, Employment and Retail <i>Source - Appendix C - Settlement Evidence Analysis (including Role and Function of Settlements Study 2012; SHLAA/SELAA 2014))</i>	At least 2 minor negative effects on objective or 1 severe negative effect on objective	Only 1 minor negative effect on objective	Positive contribution to objective or neutral effect on objective
Objective D - Housing <i>Source - Appendix C - Settlement Evidence Analysis (including Role and Function of Settlements Study 2012; SHLAA/SELAA 2014))</i>	At least 2 minor negative effects on objective or 1 severe negative effect on objective	Only 1 minor negative effect on objective	Positive contribution to objective or neutral effect on objective
Accessibility to facilities / services / employment / education etc by bus / walking / cycling /car and including Objective E - Travel, Transport and Access;	At least 2 minor negative effects on objective or 1 severe negative effect on objective	Only 1 minor negative effect on objective	Positive contribution to objective or neutral effect on objective

Methodology 3

Criterion	RED	AMBER	GREEN
<i>Source - Appendix C - Settlement Evidence Analysis (includes Community Feedback, IDP 2013; Role and Function of Settlements Study 2012; Open Spaces, Sport and Recreation Study 2011; SHLAA/SELAA 2014))</i>			
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities; <i>Source - Appendix C - Settlement Evidence Analysis (includes Draft Historic Environment Topic Paper 2014; Land surrounding key settlements study - White Consultants, 2014; SHLAA/SELAA 2014))</i>	At least 2 minor negative effects on objective or 1 severe negative effect on objective	Only 1 minor negative effect on objective	Positive contribution to objective or neutral effect on objective
Natural Environment, including Objective G - Natural Resources <i>Source - Appendix C - Settlement Evidence Analysis (includes Habitat Regulations Assessment Report 2013; SFRA 2 - Draft 2013; Land surrounding key settlements study - White Consultants, 2014; SHLAA/SELAA 2014)</i>	At least 2 minor negative effects on objective or 1 severe negative effect on objective	Only 1 minor negative effect on objective	Positive contribution to objective or neutral effect on objective
Infrastructure - impact and delivery, including Objective H - Infrastructure (excluding GI considerations) <i>Source: Appendix D - Infrastructure and Community Benefits (including Infrastructure Delivery Plan - interim report 2013; Appendix A -Community Engagement Feedback; Appendix C - Settlement Evidence Analysis)</i>	Delivery of infrastructure unlikely within the plan period	Delivery of infrastructure may be an issue, but can be resolved within the plan period	Infrastructure can be delivered within the plan period
Green infrastructure – impact and delivery, including Objective H - Infrastructure where it relates to GI <i>Source: Evidence is being gathered relating to GI and the Open Spaces, Sport and Recreation Study 2012 is being updated.</i>	<i>Evidence not available yet</i>	<i>Evidence not available yet</i>	<i>Evidence not available yet</i>
Objective I - Cirencester	Negative effect on objective	Neutral effect on objective	Positive contribution to objective
Objective J - Cotswold Water Park	Negative effect on objective	Neutral effect on objective	Positive contribution to objective
Delivering the Development Strategy (incl Settlement Strategy)	No effect on Settlement strategy* <small>(*however, no sites will be categorised a 'red' as in effect this means no change will occur. All sites</small>	Positive effect on Settlement strategy	Very Positive effect on Settlement strategy

3 Methodology

Criterion	RED	AMBER	GREEN
<i>Source - Appendix C - Settlement Evidence Analysis (including SHLAA/SELAA 2014 and accompanying viability reports)</i>	being considered are within the settlements identified in the Development Strategy. Therefore they will all have a positive effect on delivering the Development Strategy)		
Traffic & Highways <i>Source - Appendix C - Settlement Evidence Analysis (Including Infrastructure Delivery Plan - interim report 2013; Appendix A:Community Feedback)</i>	Issue identified that has to be addressed for the development to take place but highly unlikely a solution can be found in the plan period.	Issue identified that has to be addressed for the development to take place but a solution has been time-tabled in or can be resolved within the plan period.	No issues identified or minor issues identified that can easily be resolved within the plan period.
Flood Risk - sequential test (NPPF) <i>Source - Cotswold District Council Sequential Test Report (JBA, Sept 2014)</i>	Significant area of site lies within Flood Zone 3a and 3b meaning that the site is at risk of not being able to deliver the amount of housing or employment proposed.	Small area of site lies within Flood Zone 3a, 3b, or 2, or flood risk from other sources has been identified.	No flooding constraints identified on site
Water Environment <i>Source - Water Cycle Study 2014 when available</i>	<i>Evidence not available yet</i>	<i>Evidence not available yet</i>	<i>Evidence not available yet</i>
AONB (NPPF) <i>Source - Land surrounding key settlements study (White Consultants, 2014)</i>	Site in AONB but considered to have a 'high' impact.	Site in AONB but considered to have a 'high/medium', or 'medium / low' impact.	Site not in AONB
Other potential designations / uses / allocations? <i>Source - Appendix C - Settlement Evidence Analysis, (includes Local Green Space proposals, potential Minerals Site allocations, proposed Flood Storage Areas, previous Local Plan allocations e.g. Car parks, Cemeteries)</i>	Development of site would conflict with other potential designation / use being considered.	Development would be acceptable if mitigation measures were incorporated	Development would be acceptable - no conflict with other potential designation / use being considered at this time..
Deliverability (NPPF) <i>Source - further viability work on Whole Plan when available</i>	<i>Evidence not available yet</i>	<i>Evidence not available yet</i>	<i>Evidence not available yet</i>
Agricultural Land Classification (NPPF) <i>Source - DEFRA, website maps</i>	Grade 1 and 2	Grade 3 a (also 3b where no detail is available)	Grade 4 and 5

Table 2 Key for Site Selection Criteria RAG (Red, Amber, Green) Chart

Settlements 4

4 Settlements

4.1 Using the criteria set out in Table 2 (Chapter 3) and the detailed findings of the evidence base, the 'long list' of potential development sites have been appraised against the site selection criteria and the results are presented for each Settlement in the form of a Red-Amber-Green 'RAG' Chart.

4.2 Following each RAG Chart, an officer analysis and evaluation is presented which focuses on the Community Engagement output and the criteria that are flagged up as 'red' in relation to each site. The evaluation draws upon the detailed analysis of evidence and information contained in the Appendices and other evidence studies available at the time of writing. Concluding recommendations have been reached for each site and maps are presented for each settlement.

4.3 Housing and Employment requirements:

4.4 In the officer analysis and evaluation, reference has been made to the overarching housing and employment land requirements for the District. At the time of writing work is still ongoing with the other authorities in Gloucestershire to determine a robust, consistent methodology for calculating the 'Objectively Assessed Housing and Employment Needs'. **Consequently, the housing requirement figure of 6,900 dwellings over the plan period that was used in the Preferred Development Strategy (May 2013) has been referred to in this Paper.** In order to 'future proof' and provide flexibility to the site allocations work, 'reserve sites' have been identified and will need to be pulled through into 'site allocations' should the housing requirement figure increase as a result of the ongoing joint work at County level.

4.5 With regard to the employment land requirement, the PDS, using the Cotswold Economy Study 2012, identified that 15.28 hectares of employment land (covering all employment generating uses) were required over the plan period. However, the Cotswold Economy Study (2012) has been rigorously reviewed and updated (refer to the *'Supplement (November 2014) to the Economy Evidence Paper 2013'*). The methodology has been reviewed so that it is consistent with the approach used by Stroud District and the Joint Core Strategy Authorities (Gloucester, Cheltenham and Tewkesbury). The assumptions used in the 2012 Study have also been challenged and reviewed. The latest available data published in 2014 from the 2011 Census and also BRES has been incorporated too. Both Oxford Economics and Cambridge Econometrics models have been applied to enable comparative analysis to occur. Although the work is not yet finalised because it needs to be aligned with the economic position taken in the Objectively Assessed Housing Need work (on which joint working is still ongoing), the output of the employment requirement work done to date is sufficiently advanced to give a sound indication that between 20 and 28 hectares of B class employment land will be required in Cotswold District over the plan period. The range is due to the Oxford model indicating 20 hectares and the Cambridge model indicating 28 hectares.

4.6 The District has little vacant business space or remaining allocated land in the Local Plan available for B class uses. Also many commitments for B space have come forward in smaller settlements, yet it is the larger settlements which are the focus of the development strategy for housing and employment development. Therefore the Council needs to positively plan to sustain and grow the local economy in the more sustainable settlements and implement the development strategy of the Local Plan. However, a balance needs to be struck between oversupply and a flexible supply of land. There are many variables which effect the development of employment land in the Cotswolds. The viability reports prepared to

4 Settlements

inform the SHLAA/SELAA (May 2014) indicate that employment development tends to be bespoke to a particular users needs, rather than speculative development. Also, sites come forward with different densities, therefore it is difficult to predict how much floor space and jobs a particular site will deliver. This can be monitored over time, and planned for, but is another reason for ensuring a flexible supply of land.

4.7 Consequently, it is considered appropriate to plan for the higher end of the range of employment land indicated at this stage as it will build in flexibility and resilience into the site allocations work which will inform the emerging local plan. **This Evidence Paper will therefore refer to 28 hectares of B class employment land over the plan period as the employment requirement figure.** *But please note that this figure could be subject to further refinement and possible change as a result of the ongoing joint work with other Gloucestershire authorities on the Objectively Assessed Housing and Employment Needs project.*

Settlements 4

4.1 Andoversford

Criteria	A_2 Land to Rear Templefields & Crossfields	A_3A Land to west of Station Road
Community Engagement Feedback	RED	RED
Sustainability Appraisal - 'Points of the Compass' constraints appraisal	GREEN	GREEN
Sustainability Appraisal - Site Assessments	AMBER	AMBER
Objective A - Communities	GREEN	GREEN
Objective B - Environmental Sustainability	GREEN	GREEN
Objective C - Economy, Employment and Retail	AMBER	RED
Objective D - Housing	GREEN	GREEN
Accessibility including Objective E - Travel, Transport and Access;	GREEN	GREEN
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities;	AMBER	RED
Natural Environment, including Objective G - Natural Resources	AMBER	RED
Infrastructure - impact and delivery, including Objective H - Infrastructure (excluding GI considerations)	GREEN	GREEN
Green infrastructure – impact and delivery, including Objective H - Infrastructure where it relates to GI	TBC	TBC
Objective I - Cirencester	N/A	N/A

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Criteria	A_2 Land to Rear Templefields & Crossfields	A_3A Land to west of Station Road
Objective J - Cotswold Water Park	N/A	N/A
Delivering the Development Strategy (incl Settlement Strategy)	GREEN	GREEN
Traffic & Highways	RED	RED
Flood Risk - sequential test (NPPF)	GREEN	GREEN
Water Environment	TBC	TBC
AONB (NPPF)	AMBER	AMBER
Other potential designations / uses / allocations?	N/A	N/A
Deliverability (NPPF)	TBC	TBC
Agricultural land classification (NPPF)	AMBER	AMBER
<i>Note: A_7 has planning permission</i>		

Table 3 Andoversford - Site appraisal RAG Chart

Settlements 4

Officer Analysis and Evaluation

Points to consider	Settlement Discussion: Andoversford
<p>Housing/employment requirements</p> <p><i>Refer to numbers indicated in Preferred Development Strategy May 2013 (PDS), and indicative capacities for sites in SHLAA. Are there sufficient sites suitable? Is there a choice of sites? What are the implications for Development Strategy?</i></p>	<p>The Preferred Development Strategy (PDS May 2013) indicated up to 130 dwellings to be developed in Andoversford for the plan period (2011 to 2031). There have been 68 built or committed to date, leaving a remainder of up to 62 dwellings to allocate. The two sites identified have an estimated capacity of 40 dwellings (SHLAA 2014).</p> <p>With regard to employment requirements, a District-wide figure of 28 hectares of employment land (B1, B2 and B8 use classes) is being used for the Site Allocations work. The PDS identified that the existing Andoversford Industrial Estate would be safeguarded for continued employment use. No additional employment sites came through the SELAA process in Andoversford, and therefore none were considered through the site allocations work.</p>
<p>Weigh up criteria in RAG Chart for Settlement –(focus on those criteria that are highlighted as 'red')</p> <p><i>What is the relative significance of the criteria to that settlement? Compare how sites differ or not? Are there any reasons for not going with community view? What does the Sustainability Appraisal (SA) indicate? Does the NPPF have an impact?</i></p>	<p>Site A_2 – The SHLAA has calculated the capacity of both A_2 and A_3a as 40dw combined. Community Feedback is that the site is unsuitable as the site has poor access, the roads are narrow, and there are drainage issues, with the site often being waterlogged and it acts as a natural water storage containment area to prevent flooding in the lower part of the village. However, the evidence from the SFRA (2014) states there are no fluvial or pluvial issues, although photographic evidence from the community does show surface flooding.</p> <p>The 'Traffic & Highways' criterion is flagged as 'red' as a constraint in relation to any new access causing harm to the landscape, the severity of this is uncertain so could potentially be grounds for refusal of planning permission.</p> <p>Site A_3A - Community Feedback is that the site is unsuitable as the site has poor access, the roads are narrow and there are drainage issues, with the site often being waterlogged and it acts as a natural water storage containment area to prevent flooding in the lower part of the village. However, the evidence from the SFRA states there are no fluvial or pluvial issues, although photographic evidence from the community does show surface flooding.</p> <p>Local Plan Objective C is flagged as 'red' as the site has a high/medium impact on the AONB which could also affect tourism, and it is grade 3 agricultural land, which needs to be assessed further. These are two medium impacts that can be mitigated against in site specific assessments.</p>

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Points to consider	Settlement Discussion: Andoversford
	<p>Objective F is flagged as red as development of the site would be more sensitive to the character and special qualities of the village due to loss of views and the visibility of development within the AONB. However, the 'Land Surrounding Key Settlements Study - Update' (White Consultants, 2014) advised on how the design of a potential development could help mitigate the impact.</p> <p>Objective G is flagged as red, further investigation needed to ascertain if the grade 3 land has biodiversity issues. A full ecological assessment would be required, as well as for the potential impact on the SAC. Until this information is available it has the potential to prevent development of this site.</p> <p>The 'Traffic & Highways' criterion is flagged as red as a constraint in relation to any new access causing harm to the landscape, the severity of this is uncertain so could potentially be grounds for refusal of planning permission. However, the White Report suggests the landscape impact could be mitigated through the retention of existing trees and boundary hedges.</p>
<p>Consider community benefits and infrastructure gaps / provision</p> <p><i>Will a site help to fill a gap in infrastructure? Could a site help meet a community benefit that has been identified locally as a priority?</i></p>	<p>A full list of infrastructure requirements is at Appendix D. Of high priority to the community are concerns on the following due to increased population resulting from potential new development:</p> <ul style="list-style-type: none"> ● Education – Cotswold School is already at capacity, expansion would be required ● Flood & Water – A_2 is known to flood, thus flood alleviation required before any development takes place. The existing sewage pumping station is almost at capacity <p>The Interim IDP (2013) identifies that the only infrastructure that could delay delivery of housing relates to the gas network as the village is not connected. However, it is not essential to have a gas supply. All sites will be required to contribute towards the provision of infrastructure as identified in the Interim IDP and the most up to date available version. No individual site has been identified at this stage as being able to bring forward any more community benefits than the other.</p>
<p>Conclusion</p>	<p>A_2 - Although Traffic and Highways has been flagged as an issue, it is not considered that development cannot come forward subject to normal mitigation measures arising from detailed site specific assessments.</p>

Settlements 4

Points to consider	Settlement Discussion: Andoversford
<p><i>Are there any planning reasons for not going with the community view? Can mitigation be done to overcome issues identified? Are there wider implications for the Local Plan development strategy?</i></p>	<p>A_3A - Although there have been red flags on the issues above, it is not considered that development cannot come forward subject to normal mitigation measures arising from detailed site specific assessments.</p> <p>The Community do not support development on these sites. However, it is unlikely that the planning constraints identified ie access and flood risk, cannot be mitigated at the detailed planning application stage. CDC has sent the photographic evidence (provided by the Community to support their assertion that the sites suffer from surface water flooding) to the EA for further investigation. Interim comments from the EA indicate that according to their maps there is no fluvial or surface water flooding on these sites. The geology means that the sites could be slow draining in parts, so this could be 'ponding' and could be addressed by a robust surface water scheme. As no other more suitable sites have come forward, it is recommended that A_2 and A_3 are allocated, subject to detailed flood and access issues being resolved.</p> <p>This has implications for the Local Plan Development Strategy in that 62 dwellings will potentially need to be redistributed elsewhere.</p>

Recommendation

Site/Strategy	Recommendation
A_2	Preferred site for Housing Development (capacity of A_2 and A_3A 40dw)
A_3A	Preferred site for Housing Development (as above)
Development Strategy	Depending on whether the flood issue is resolved, the Development Strategy must consider whether to redistribute the identified under-provision of 62 dwellings to sites in other sustainable settlements or whether further sites should be found in or adjacent to the village.

Map 1: Housing Allocations Andoversford



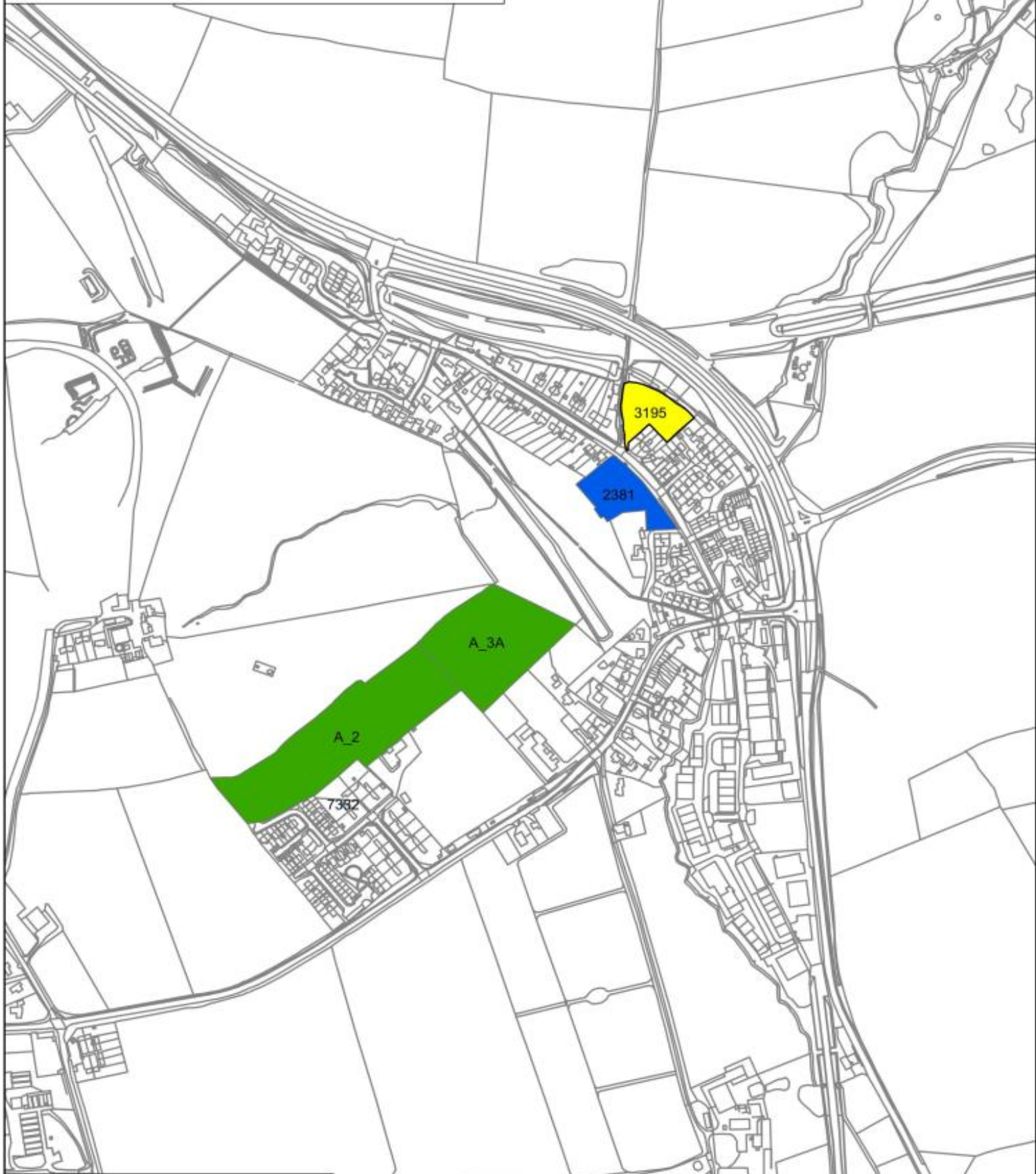
Legend

- Preferred Site
- Reserved Site
- Not Allocated



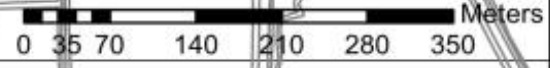
0 35 70 140 210 280 350 Meters

Andoversford



Legend

- Preferred Site
- Reserved Site
- Not Allocated
- Built (since April 2011)
- Extant planning permission (since April 2011)



4 Settlements

4.2 Blockley

Criteria	BK_5 Land north of Sheafhouse Farm (eastern rectangle)	BK_5 Land and north of Sheafhouse Farm (majority)	BK_8 Land at Sheafhouse Farm	BK_11 Land north-east of Blockley	BK_14A The Limes, Station Rd	BK_14A The Limes, Draycott Lane (north-west segment)	BK_14B The Limes, Draycott Lane (north-west segment)	BK_14B The Limes, Draycott Lane (south east section)
Community Engagement Feedback	AMBER	RED	AMBER	RED	AMBER	AMBER	AMBER	RED
Sustainability Appraisal - 'Points of the Compass' constraints appraisal	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN	GREEN
Sustainability Appraisal - Site Assessments	RED	RED	AMBER	AMBER	RED	RED	RED	RED
Objective A - Communities	GREEN	GREEN	GREEN	AMBER	GREEN	GREEN	GREEN	GREEN
Objective B - Environmental Sustainability	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
Objective C - Economy, Employment and Retail	GREEN	GREEN	AMBER	RED	GREEN	GREEN	RED	RED
Objective D - Housing	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	AMBER	AMBER
Accessibility including Objective E - Travel, Transport and Access;	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities;	AMBER	AMBER	GREEN	RED	GREEN	GREEN	RED	RED

Settlements 4

Criteria	BK_5 Land north of Sheafhouse Farm (eastern rectangle)	BK_5 Land north of Sheafhouse Farm (majority)	BK_8 Land at Sheafhouse Farm	BK_11 Land north-east of Blockley	BK_14A The Limes, Station Rd	BK_14A The Limes, Draycott Lane (north-west segment)	BK_14B The Limes, Draycott Lane (north-west segment)	BK_14B The Limes, Draycott Lane (south east section)
Natural Environment, including Objective G - Natural Resources	RED	RED	AMBER	RED	RED	RED	RED	RED
Infrastructure - impact and delivery, including Objective H - Infrastructure (excluding GI considerations)	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
Green infrastructure - impact and delivery, including Objective H - Infrastructure where it relates to GI	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC
Objective I - Cirencester	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective J - Cotswold Water Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Delivering the Development Strategy (incl Settlement Strategy)	GREEN	GREEN	GREEN	RED	GREEN	GREEN	GREEN	GREEN
Traffic & Highways	AMBER	AMBER	AMBER	GREEN	GREEN	GREEN	AMBER	AMBER
Flood Risk - sequential test (NPPF)	RED	RED	GREEN	GREEN	RED	RED	AMBER	AMBER

4 Settlements

Criteria	BK_5 Land north of Sheafhouse Farm (eastern rectangle)	BK_5 Land north of Sheafhouse Farm (majority)	BK_8 Land at Sheafhouse Farm	BK_11 Land north-east of Blockley	BK_14A The Limes, Station Rd	BK_14A The Limes, Draycott Lane (north-west segment)	BK_14B The Limes, Draycott Lane (north-west segment)	BK_14B The Limes, Draycott Lane (south east section)
Water Environment	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC
AONB (NPPF)	AMBER	AMBER	AMBER	RED	AMBER	AMBER	AMBER	AMBER
Other potential designations / uses / allocations ?	RED	RED	GREEN	RED	GREEN	GREEN	GREEN	GREEN
Deliverability (NPPF)	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC
Agricultural Land Classification (NPPF)	AMBER	AMBER	AMBER	AMBER	AMBER	AMBER	AMBER	AMBER

Table 4 Blockley - Site appraisal RAG Chart

Settlements 4

Officer Analysis and Evaluation

Points to Consider	Settlement Discussion: Blockley
<p>Housing/employment requirements</p> <p><i>Refer to numbers indicated in Preferred Development Strategy May 2013 (PDS), and indicative capacities for sites in SHLAA. Are there sufficient sites suitable? Is there a choice of sites? What are the implications for Development Strategy?</i></p>	<p>The Preferred Development Strategy (PDS May 2013) indicated up to 60 dwellings should be developed in Blockley for the plan period (2011 to 2031). There have been 7 built or committed to date, leaving a remainder of up to 53 dwellings to allocate. The capacity of all the SHLAA sites is 71 dwellings (SHLAA 2014).</p> <p>With regard to employment requirements, a District-wide figure of 28 hectares of employment land (B1, B2 and B8 use classes) is being used for the Site allocations work. The PDS identified that the existing employment areas around Blockley would be protected: Draycott Works, Northcot Business Park (Paxford Brickworks), and Northwick Business Centre. No additional employment sites came through the SELAA process in Blockley, and therefore none were considered through the site allocations work.</p>
<p>Weigh up criteria in RAG Chart for Settlement</p> <p>(focus on those criteria that are highlighted as 'red')</p> <p><i>What is the relative significance of the criteria to that settlement? Compare how sites differ or not? Are there any reasons for not going with community view? What does the Sustainability Appraisal (SA) indicate? Does the NPPF have an impact?</i></p>	<p>Site BK_5 - has a capacity of 22 dw. The Community, in their feedback, split the site into two.</p> <p>The Eastern rectangle was considered suitable subject to mitigation, as it is brownfield, and low quality.</p> <p>BK_5 (land north of Sheafhouse Farm) is considered not suitable by the Community, as it is poorly connected, wildlife corridor along the stream, important gateway to village, highly visible. Poor narrow roads, not considered able to take additional traffic, is a bus route and used by HGVs.</p> <p>The following comments apply to both sites, as they have been considered as one site by the evidence documents:</p> <p>The Sustainability Appraisal (SA) highlighted that parts of the site is in a 1 in 30 year surface water flood zone. However, due to the small amount of the site within the 1 in 30 year surface water flood zone, the Sequential Test identifies the risk from surface water flooding as low. However, the Sequential Test states that as a proportion of the site is within fluvial flood zones 3a and 3b, then there are other sites that would be preferable for development in the settlement, although 88% of the site is in Flood Zone 1, thus there is sufficient land in flood zone 1 for development on the site.</p>

4 Settlements

Points to Consider	Settlement Discussion: Blockley
	<p>Objective G is flagged as red as further investigations are needed to establish the level and type of biodiversity present on the site, as well as potential impacts on a European designated conservation site. However, this has not been raised as a significant issue by the SA. The Parish Council has put forward the site for designation as a Local Green Space.</p> <p>Site BK_8 has a capacity of 13dw. The Community feedback is that this site is suitable for development subject to mitigation, it is poorly located, but it is brownfield, with limited wildlife, redevelopment would have a low impact on neighbouring amenity. Improved vehicular and pedestrian access would be needed.</p> <p>There are no red flags in the RAG chart on this site.</p> <p>Site BK_11 has the potential to provide 36 dw. The Community feedback is that the site is unsuitable for development, as it is currently used as allotments and has community value. However, it is potentially a good site given the good access to the village, neighbouring houses and environmental considerations. The provision of suitable and acceptable alternative site for all allotment holders would be mitigation, but deemed unrealistic <i>(NB there is a current application to provide another allotment site (14/03409/FUL))</i>.</p> <p>Objective C is flagged as red due to the detrimental impact on the AONB and which could affect tourism. Objective F is flagged as red as it is considered the site would have a high impact by the 'Land Surrounding Key Settlements Study - Update' (White Consultants, 2014), however, this is due to the current value placed on the use as allotments. Objective G is flagged red as further investigations would be needed to establish the level and type of biodiversity on the site, as well the potential impact on a European designated conservation site. However, this has not been raised as an issue in the SA.</p> <p>The development of BK_11 would have a severely adverse impact on local allotment provision, and therefore the site is graded red on the 'delivering the development strategy' criterion. However, this could be mitigated if there is alternative allotment provision considered acceptable to all users. The Parish Council has put forward the site for designation as a Local Green Space.</p>

Settlements 4

Points to Consider	Settlement Discussion: Blockley
	<p>Site BK_14A has been put forward by the Community, with the two segments of 14a (Station road and north-west segments) to the north and two segments of 14b to the south, the northwest corner and south east section.</p> <p>Both BK_14a parcels are considered together in the following assessments:</p> <p>BK_14a has potential capacity of 16 dw. The Community Feedback is that the site is suitable subject to mitigation. It is adjacent to the most suitable road for new development, fairly well located, existing trees and hedgerows should be retained. The Community feel the site should be built at a higher density than that suggested by the SHLAA methodology.</p> <p>The SA has highlighted that parts of the site are in flood zone 3a and 3b and the 1 to 30 year surface water flooding zone. However, 87% of the site is in flood zone 1 so this can be mitigated by design. Objective G is flagged as red as further investigations are need to establish the level and type of biodiversity on site and the impact on a European conservation site. However, this has not been raised as an issue in the SA. The Sequential Test states that there are other preferable sites in the Settlement to allocate, although the site itself has over 87% of land in flood zone 1.</p> <p>Site BK_14B The community put this site forward, split into two parcels - the north-west and the south-east. BK_14b has a possible site capacity of 28.</p> <p>The north-west parcel was considered suitable for development subject to mitigation by the Community. However, this site has subsequently been assessed through the SHLAA process (refer to SHLAA Addendum, November 2014) as not being currently developable on landscape and separation from the existing built up area of the village. This site will not be considered further.</p> <p>The south east section, was not considered suitable by the Community. It has also been considered 'not currently developable' through the SHLAA addendum on landscape grounds and separation for the existing village.</p>

4 Settlements

Points to Consider	Settlement Discussion: Blockley
<p>Consider community benefits and infrastructure gaps / provision</p> <p><i>Will a site help to fill a gap in infrastructure? Could a site help meet a community benefit that has been identified locally as a priority?</i></p>	<p>A full list of infrastructure requirements from the Interim IDP (2013) is at Appendix D. Of high priority to the community are concerns on the following:</p> <ul style="list-style-type: none"> • Open Space: The Community allotments are used to full advantage by a wide cross section of the community and should be protected. • Transport: There are highway and road safety concerns especially concerning the Draycott Road approach to Blockley, which is narrow, heavily used by HGVs and has inadequate provision for pedestrians and cyclists. <p>The Interim IDP (2013) does not identify any issues that would delay development in the plan period. All sites will be required to contribute towards the provision of infrastructure as identified in the most up to date version of the IDP.</p> <p>The provision of alternative and improved allotments could be obtained through developing BK_11, although the Community feel this is unrealistic.</p>
<p>Conclusion</p> <p><i>Are there any planning reasons for not going with the community view? Can mitigation be done to overcome issues identified? Are there wider implications for the Local Plan development strategy?</i></p>	<p>BK_5 – although the site was split into two by the Community, their preferred portion would be detached from the built up area of the village, therefore the whole site would need to be considered for development. Although the site has been put forward by the Parish Council for allocation as a Local Green Space, it does not meet all the necessary criteria for designation. The site should be allocated.</p> <p>BK_8 should be allocated. This has the potential to provide 13 dwellings.</p> <p>BK_11 This site is potentially suitable for development subject to acceptable alternative allotment provision. However, the site has been nominated by the Community for designation as a Local Green Space. The site has been assessed as meeting all the necessary criteria for designation and is now continuing through the Local Plan designation process. As the outcome of this designation process is uncertain at this time, BK_11 should be a reserve site.</p> <p>BK_14A (both segments) should be considered as one site to enable a feasible scheme to come forward and should be allocated.</p>

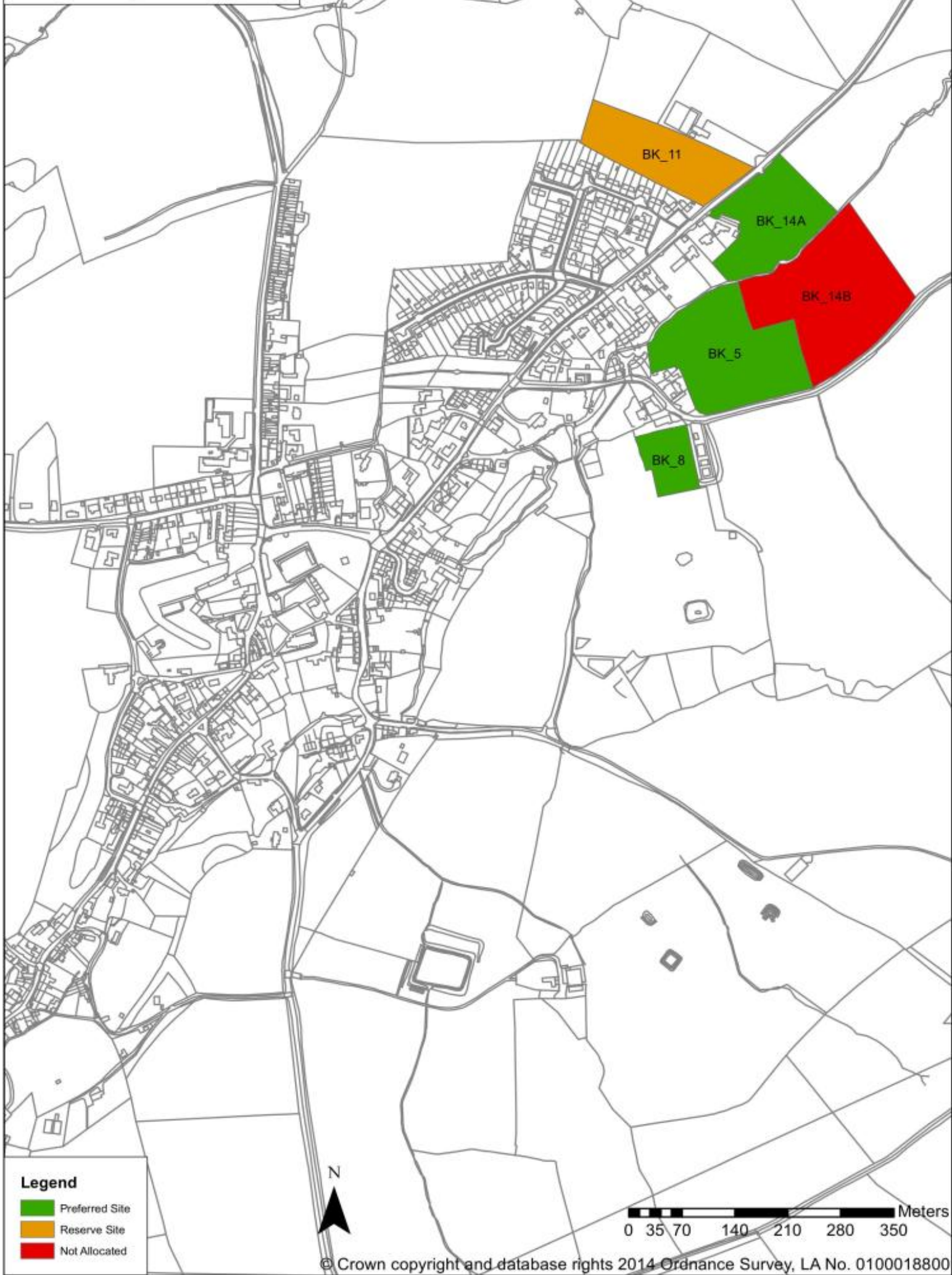
Settlements 4

Points to Consider	Settlement Discussion: Blockley
	<p>BK_14B (north west) this site should not be allocated as it is considered 'not developable' in the SHLAA addendum.</p> <p>BK_14B (south east) this site should not be allocated as it is considered 'not developable' in the SHLAA addendum.</p>

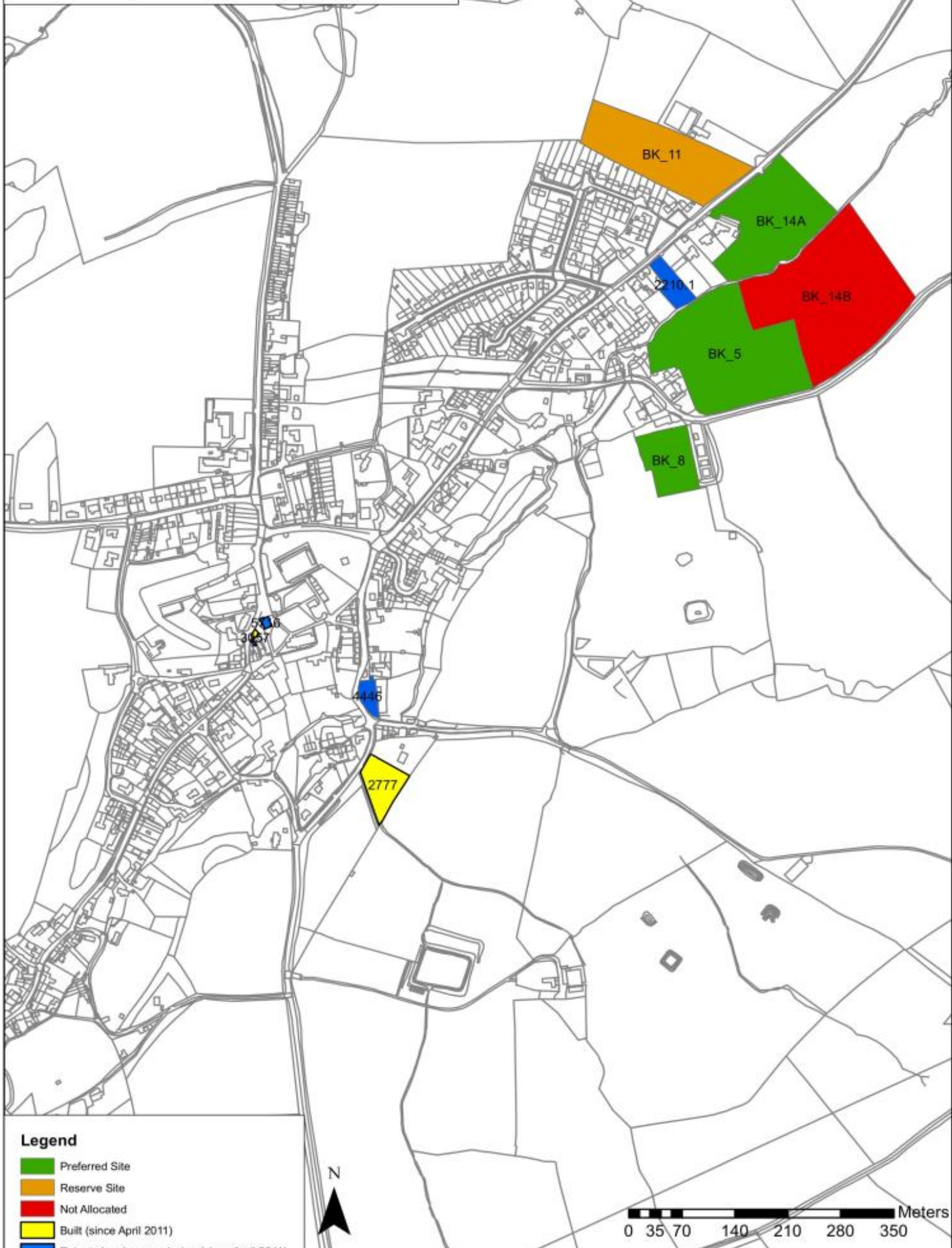
Recommendation

Site/Strategy	Recommendation
BK_5	Preferred Site for Housing Development (capacity 22dw)
BK_8	Preferred Site for Housing Development (capacity 13dw)
BK_11	Reserve Site for Housing Development (capacity 36dw)
BK_14A	Preferred Site for Housing Development (capacity 16dw)
BK_14B (north west)	Not Allocated for Development (capacity of both 14B sites 28dw)
BK_14B (south east)	Not allocated for development
Development Strategy	The total estimated capacity of the Preferred Sites for allocation for housing development equates to 51 dwellings. Added to the 7 dwellings already built or committed, this equates to 58 dwellings, which is just short of the 60 dwellings considered appropriate for the village. The Development Strategy will need to consider if sufficient housing has been allocated in this settlement.

Map 1: Housing Allocations Blockley



Blockley



Legend

- Preferred Site
- Reserve Site
- Not Allocated
- Built (since April 2011)
- Extant planning permission (since April 2011)



4 Settlements

4.3 Bourton on the Water

Criteria	B_20 Pulman's Bus Depot, Station Road	B_32 Countrywide Stores	BOW_E1 Land north of Bourton Business Park	BOW_E3 Co-op/ Countrywide/ Arthur Webb Dealership, Station Road
Community Engagement Feedback	AMBER	AMBER	N/A	N/A
Sustainability Appraisal - 'Points of the Compass' constraints appraisal	N/A	N/A	AMBER	N/A
Sustainability Appraisal - Site Assessments	RED	RED	RED	RED
Objective A - Communities	GREEN	GREEN	GREEN	GREEN
Objective B - Environmental Sustainability	GREEN	GREEN	GREEN	GREEN
Objective C - Economy, Employment and Retail	GREEN	GREEN	GREEN	GREEN
Objective D - Housing	GREEN	GREEN	N/A	N/A
Accessibility including Objective E - Travel, Transport and Access;	GREEN	GREEN	GREEN	GREEN
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities;	GREEN	GREEN	GREEN	GREEN
Natural Environment, including Objective G - Natural Resources	GREEN	GREEN	GREEN	GREEN

Settlements 4

Criteria	B_20 Pulman's Bus Depot, Station Road	B_32 Countrywide Stores	BOW_E1 Land north of Bourton Business Park	BOW_E3 Co-op/ Countrywide/ Arthur Webb Dealership, Station Road
Infrastructure - impact and delivery, including Objective H - Infrastructure (excluding GI considerations)	GREEN	GREEN	GREEN	GREEN
Green infrastructure – impact and delivery, including Objective H - Infrastructure where it relates to GI	TBC	TBC	TBC	TBC
Objective I - Cirencester	N/A	N/A	N/A	N/A
Objective J - Cotswold Water Park	N/A	N/A	N/A	N/A
Delivering the Development Strategy (incl Settlement Strategy)	GREEN	GREEN	AMBER*	GREEN
Traffic & Highways	GREEN	AMBER	GREEN	AMBER
Flood Risk - sequential test (NPPF)	GREEN	AMBER	AMBER	AMBER
Water Environment	TBC	TBC	TBC	TBC
AONB (NPPF)	GREEN	AMBER	AMBER	AMBER
Other potential designations / uses / allocations?	GREEN	GREEN	GREEN	GREEN

4 Settlements

Criteria	B_20 Pulman's Bus Depot, Station Road	B_32 Countrywide Stores	BOW_E1 Land north of Bourton Business Park	BOW_E3 Co-op/ Countrywide/ Arthur Webb Dealership, Station Road
Deliverability (NPPF)	TBC	TBC	TBC	TBC
Agricultural land classification (NPPF)	N/A	N/A	AMBER	N/A
<p><i>*NB. BOW_E1 is proposed for employment use and a food retail store. RAG status represents larger employment use.</i></p> <p><i>NB. B_32 and BOW_E3 are the same site</i></p> <p><i>NB. Site BOW_E4 has planning permission and has therefore not been carried forward through the site allocations process.</i></p>				

Table 5 Bourton-on-the-Water - Site Appraisal RAG Chart

Settlements 4

Officer Analysis and Evaluation

Points to consider	Settlement Discussion: Bourton-on-the-Water
<p>Housing/employment requirements</p> <p><i>Refer to numbers indicated in Preferred Development Strategy May 2013 (PDS), and indicative capacities for sites in SHLAA. Are there sufficient sites suitable? Is there a choice of sites? What are the implications for Development Strategy?</i></p>	<p>The Preferred Development Strategy (PDS May 2013) indicated up to 300 dwellings to be developed in Bourton-on-the-Water for the plan period (2011 to 2031). Completions and commitments since April 2011 total 327, an overprovision on the Strategy figure. Therefore, the Development Strategy will need to consider whether to make further allocations in the village in the plan period. Both potential sites, B_20 and B_32 could contribute up to 42 dwellings (10 and 32 respectively). Both are brownfield sites and therefore will require time to come forward. They are within the existing settlement development boundary and are not visually attractive, hence they offer the opportunity to improve the environs. The closing of the supermarket on B_32 suggests the loss of an important facility, however, if a relocation was proposed then housing could come forward.</p> <p>With regard to employment requirements, a District-wide figure of 28 hectares of employment land (B1, B2 and B8 use classes) is being used for the Site allocations work. The PDS identified that existing uses at the Bourton Industrial Estate/ Business Park would be protected. The PDS also indicated that up to 3 hectares of land for B1, B2 and B8 uses would be allocated to allow for the expansion of the Bourton Industrial Estate/ Business Park.</p> <p>The potential employment site, BOW E_1, is 3.38 ha and adjoins the existing Bourton Industrial Estate/ Business Park.</p>
<p>Weigh up criteria in RAG Chart for Settlement –(focus on those criteria that are highlighted as 'red')</p> <p><i>What is the relative significance of the criteria to that settlement? Compare how sites differ or not? Are there any reasons for not going with community view? What does the Sustainability</i></p>	<p>Housing Sites</p> <p>Site B_20 - has a potential capacity of 10 dw. Community Feedback considers the site suitable for development subject to mitigation, for example, site design such as height of houses and addressing sewage and surface water drainage issues.</p> <p>This is a brownfield site within the built up area hence it has not been subject to the Sustainability Appraisal (SA) 'points of the compass exercise'. The SA level 1 sieve highlighted the proximity to a SAM and SSSI, but as the site is previously developed these can be mitigated.</p> <p>Site B_32 is considered suitable for retail development by the Community but due to its proximity to existing housing ideally redevelopment would be for housing if another supermarket was built in the village. Mitigation would be required, for example, relating to site design, height of houses, screening and noise abatement.</p>

4 Settlements

Points to consider	Settlement Discussion: Bourton-on-the-Water
<p><i>Appraisal (SA) indicate? Does the NPPF have an impact?</i></p>	<p>Similarly, this is a brownfield site within the urban area hence it has not been subject to the SA 'points of the compass' exercise. Also, the SA highlighted the proximity to a SAM and SSSI, but these can be mitigated.</p> <p>Employment Sites</p> <p>Site BOW E_3 has been put forward by the owner for retail use, however it has an existing retail use and thus does not need to be discussed further. This is the same site as B_32.</p> <p>Site BOW E_1 has been put forward for B1,B2 and B8 and food retail store. The community did not comment on the employment sites.</p> <p>The SA 'points of the compass' exercise considered this to be 'Amber', due to the NE part being within Flood Zone 3 and the SA Site Assessment considers the site to be 'red' as the site is within 800m of a SSSI protection zone. Mitigation can be achieved through detailed site design and consultation with Natural England and the Environment Agency on flood risk. It is not considered a reason to rule out development at this stage. The site is within the AONB as is the whole of the village, but has medium or low impact. Agricultural land is grade 3 so further investigation is needed, but the site is not in current agricultural use. These issues can be mitigated against and do not rule out development on the site.</p>
<p>Consider community benefits and infrastructure gaps / provision</p> <p><i>Will a site help to fill a gap in infrastructure? Could a site help meet a community benefit that has been identified locally as a priority?</i></p>	<p>A full list of infrastructure requirements is at Appendix D. Of high priority to the community are concerns on the following due to increased population resulting from potential new development:</p> <ul style="list-style-type: none"> ● Flood & Water – the village has existing infrastructure deficiencies for the removal of sewage and the drainage of surface water ● Retail/Employment Offer – increasing population is outstripping the current retail facilities as most of village centre is aimed at tourist trade. Also, new employment opportunities are needed. <p>Site B_20 - the redevelopment of a brownfield site would allow the opportunity to improve the visual impact of the site. However, the site is for a small number of units and is brownfield so will not be able to offer wide-scale infrastructure benefits apart from addressing any on-site issues e.g. modern sewage systems and prevention of surface water run-off.</p> <p>Similarly, site B_32 redevelopment would allow the opportunity to improve the visual impact of the site. However, again, the site is for a small number of units and is brownfield so will not be able to offer wide-scale</p>

Settlements 4

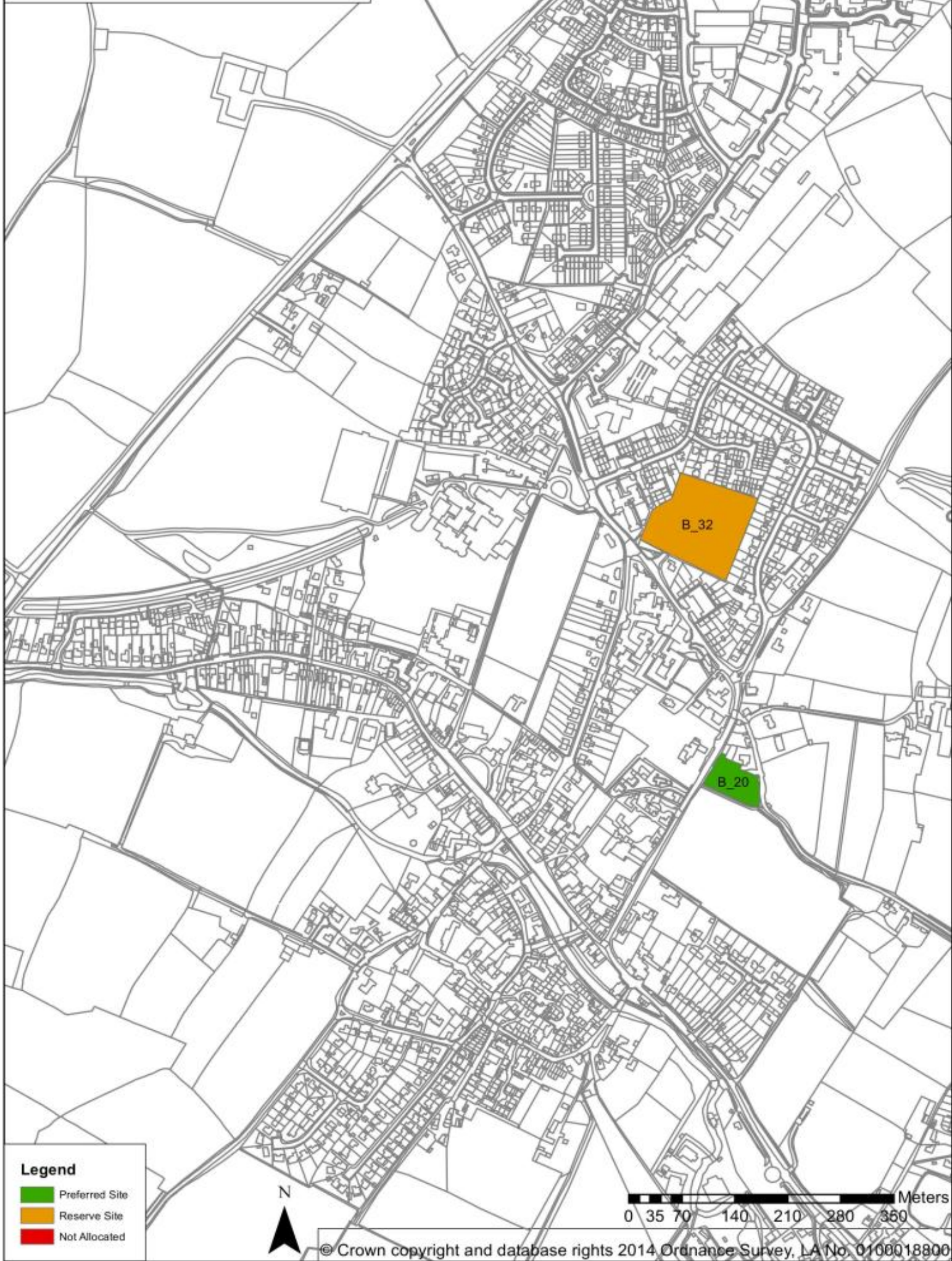
Points to consider	Settlement Discussion: Bourton-on-the-Water
	<p>infrastructure benefits apart from addressing any on-site issues e.g. clean-up of contamination, modern sewage systems and prevention of surface water run-off.</p> <p>Site BOW E_1 could contribute to the wider community infrastructure requirement of providing more local employment.</p> <p>The Interim IDP identified the potential for the major off-site reinforcement of the electricity grid to delay development for a period of over 3 years. All sites will be required to contribute towards the provision of infrastructure as identified in the most up to date version of the IDP.</p>
<p>Conclusion</p> <p><i>Are there any planning reasons for not going with the community view? Can mitigation be done to overcome issues identified? Are there wider implications for the Local Plan development strategy?</i></p>	<p>There are no factors to override the community views on the residential sites, therefore:</p> <p>B_20 is a preferred site for housing development.</p> <p>B_32 is a reserve site, due to the need for the relocation of the existing retail facility first.</p> <p>BOW E_1 is a logical extension to the existing employment estate, located where there is existing necessary infrastructure. There are no overriding factors identified to not allocate. This is therefore a preferred site for employment development.</p> <p>BOW E_3 has a current retail use and does not need to be allocated. If the existing retail offer at B_32 (BOW E_3) is provided elsewhere then this site could come forward for housing.</p> <p>With regard to the Local Plan Development Strategy, the village has existing built dwellings and commitments that have met its initial broad requirement for development indicated in the PDS. There are two additional sites which could come forward for approximately 42 dwellings, and should be phased in later periods of the plan, one preferred and one in reserve.</p> <p>There is sufficient employment land available in the most viable location (adjoining an existing, successful industrial estate) to make a significant contribution towards meeting the District-wide requirement for B class employment land.</p>

4 Settlements

Recommendation

Site/Strategy	Recommendation
B_20	Preferred Site for Housing Development (Capacity 10)
B_32 (BOW_E3)	Reserve Site for Housing Development, subject to relocation of retail facility (capacity 32)
BOW_E1	Preferred Site for Employment Development (capacity 3.38ha)
BOW_E3	Currently in retail use, therefore does not need to be allocated for retail development.
Development Strategy	Built and committed development in Bourton-on-the-Water to date totals 327 dwellings. This exceeds the 300 initially identified in the PDS. The Preferred Site could provide an additional 10 dwellings. The Reserve site about 32 dwellings. The Preferred Employment Site would provide 3.38 ha of additional employment land in Bourton, which would make an appropriate contribution towards meeting the District-wide requirement for B class employment land.

Map 1: Housing Allocations Bourton on the Water

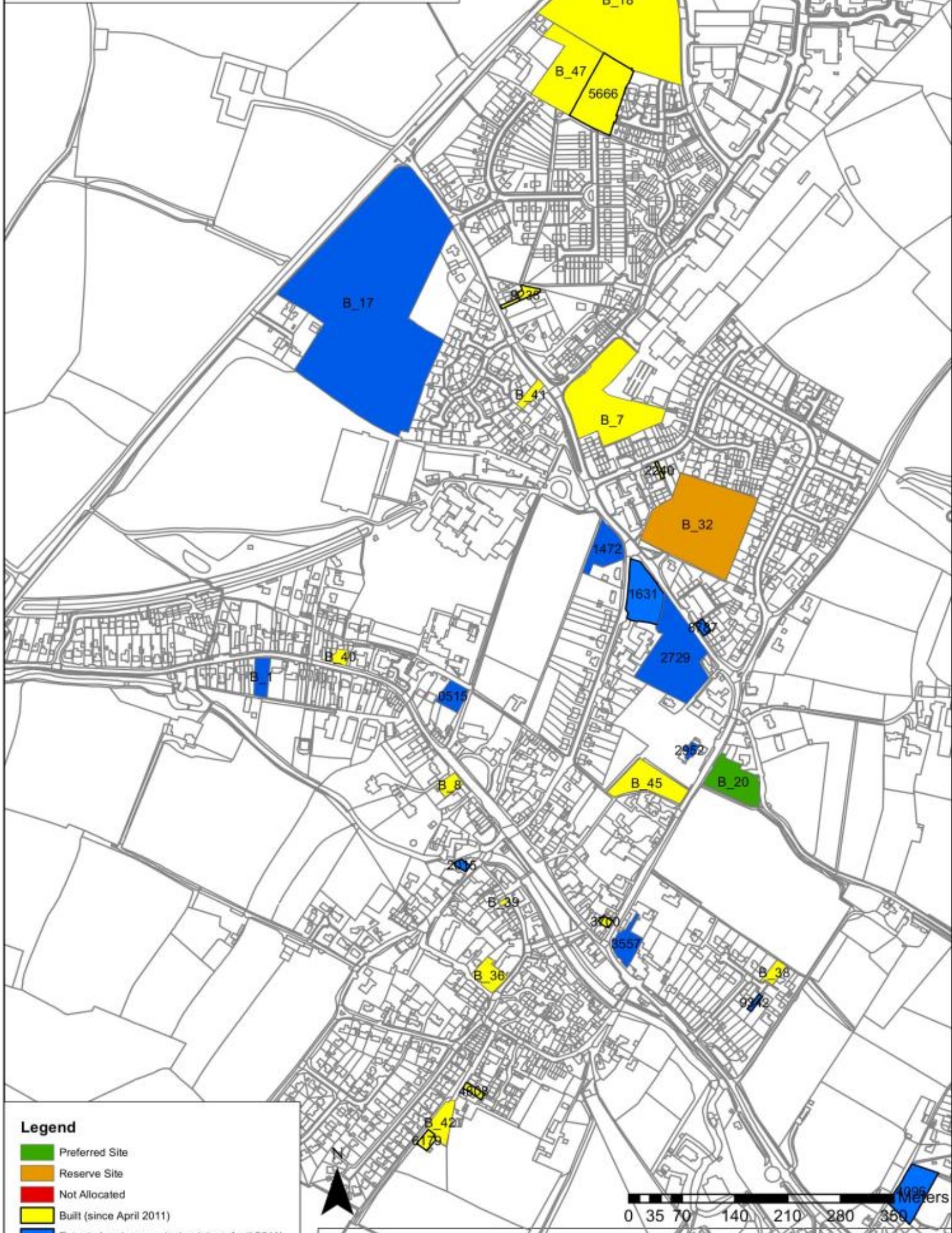


- Legend**
- Preferred Site
 - Reserve Site
 - Not Allocated



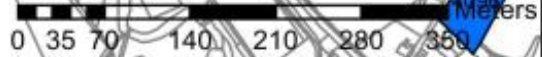
0 35 70 140 210 280 350 Meters

Bourton on the Water



Legend

- Preferred Site
- Reserve Site
- Not Allocated
- Built (since April 2011)
- Extant planning permission (since April 2011)



Map 3: Employment Allocations Bourton on the Water



BOW_E1

Legend

- Preferred Site
- Reserve Site
- Not Allocated



0 35 70 140 210 280 350 Meters

Settlements 4

Criteria	CC_23B Land at Aston Road	CC_23C Land at Aston Road	CC_23E Aston Road Allotments	CC_38A Land at the Hoo	CC_40 Barrels Pitch, Aston Road	CC_41 Campden Cricket Club	CC_43 Castle Gardens Packing Sheds	CC_44 Land west of Littleworth "The Leasows"	CC_48 Land adjacent to Chipping Campden Shool	CC_51 Land south-west of Whaddon Grange	CC_52 Land north of Cam and west of Station Road	CC_53 Land south-east of George Lane
Delivering the Development Strategy (incl Settlement Strategy)	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	N/A	N/A	GREEN	GREEN	GREEN	GREEN
Traffic & Highways	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	N/A	N/A	GREEN	GREEN	GREEN	GREEN
Flood Risk - sequential test (NPPF)	GREEN	GREEN	GREEN	AMBER	AMBER	AMBER	AMBER	AMBER	AMBER	GREEN	AMBER	AMBER
Water Environment	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC
AONB (NPPF)	AMBER	AMBER	AMBER	AMBER	AMBER	AMBER	AMBER	AMBER	AMBER	AMBER	AMBER	RED
Other potential designations / uses / allocations?	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
Deliverability (NPPF)	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC
Agricultural Land Classification (NPPF)	RED	RED	RED	RED	AMBER	RED	N/A	RED	N/A	AMBER	AMBER	AMBER

* Feedback from the Town Council and the Public Meeting differed. The Town Council considered the site unsuitable, the Public Meeting majority found it suitable or suitable with mitigation. Therefore graded as Amber.

Table 6 Chipping Campden - Site Appraisal RAG Chart (Housing Sites)

4 Settlements

Criteria	CCN_E1 Battle Brook	CCN_E3A Campden BRI
Community Engagement Feedback	N/A	N/A
Sustainability Appraisal - 'Points of the Compass' constraints appraisal	N/A	N/A
Sustainability Appraisal - Site Assessments	RED	RED
Objective A - Communities	GREEN	GREEN
Objective B - Environmental Sustainability	GREEN	GREEN
Objective C - Economy, Employment and Retail	GREEN	GREEN
Objective D - Housing	N/A	N/A
Accessibility including Objective E - Travel, Transport and Access;	AMBER	AMBER
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities;	GREEN	GREEN
Natural Environment, including Objective G - Natural Resources	GREEN	GREEN
Infrastructure - impact and delivery, including Objective H - Infrastructure (excluding GI considerations)	GREEN	GREEN
Green infrastructure – impact and delivery, including Objective H - Infrastructure where it relates to GI	TBC	TBC
Objective I - Cirencester	N/A	N/A
Objective J - Cotswold Water Park	N/A	N/A

Settlements 4

Criteria	CCN_E1 Battle Brook	CCN_E3A Campden BRI
Delivering the Development Strategy (incl Settlement Strategy)	GREEN	GREEN
Traffic & Highways	GREEN	GREEN
Flood Risk - sequential test (NPPF)	AMBER	AMBER
Water Environment	TBC	TBC
Landscape / AONB (NPPF)	AMBER	AMBER
Other potential designations / uses / allocations?	GREEN	GREEN
Deliverability (NPPF)	TBC	TBC
Agricultural Land Classification (NPPF)	RED	AMBER

Table 7 Chipping Campden - Site Appraisal RAG Chart (Employment Sites)

4 Settlements

Officer Analysis and Evaluation

Points to consider	Settlement Discussion: Chipping Campden
<p>Housing/employment requirements</p> <p><i>Refer to numbers indicated in Preferred Development Strategy May 2013 (PDS), and indicative capacities for sites in SHLAA. Are there sufficient sites suitable? Is there a choice of sites? What are the implications for Development Strategy?</i></p>	<p>The Preferred Development Strategy (PDS May 2013) indicated up to 160 dwellings to be developed in Chipping Campden for the plan period (2011 to 2031). To date, there have been 82 dwellings built or committed, leaving a remainder of about 78 dwellings to identify sites for. The capacity of the remaining suitable SHLAA sites (i.e. 0-20 year category) being considered is 199 dwellings.</p> <p>With regard to employment requirements, a District-wide figure of 28 hectares of employment land (B1, B2 and B8 use classes) is being used for the Site Allocations work. The PDS identified that existing uses at the Campden Business Park and Campden BRI would be protected. The PDS also indicated that additional workspace for food supply sector businesses in the vicinity of the existing Campden BRI site would be encouraged.</p> <p>The potential employment site CCN_E1 is 0.67ha and adjoins the existing Campden Business Park. The site CCN_E3 is 1.09 ha and is identified as an area to enable the expansion of Campden BRI.</p>
<p>Weigh up criteria in RAG Chart for Settlement –(focus on those criteria that are highlighted as 'red')</p> <p><i>What is the relative significance of the criteria to that settlement? Compare how sites differ or not? Are there any reasons for not going with community view? What does the Sustainability Appraisal (SA) indicate? Does the NPPF have an impact?</i></p>	<p>Housing Sites</p> <p>The Community Feedback consisted of the Town Council view and a separate report from the community meeting, which was then passed to the District Council to interpret and combine.</p> <p>Site CC_23B – has a potential capacity of 34 dw. The overall community feedback is that the site is unsuitable for development on the grounds of having negative impact on the AONB, although combining the 'suitable' and 'suitable with mitigation' votes from the community meeting meant this was actually considered appropriate for development overall.</p> <p>Local Plan Objective G 'natural resources' is 'red' in the RAG chart as it is considered developing this site would be damaging to the AONB. The site is also grade 1 agricultural land.</p> <p>CC_23C – has a potential capacity of 80 dw. The overall Community feedback is that the site is unsuitable for development as it is good agricultural land, although combining the 'suitable' and 'suitable with mitigation' votes from the community meeting meant this was actually considered appropriate for development overall.</p>

Settlements 4

Points to consider	Settlement Discussion: Chipping Campden
	<p>The site is also grade 1 agricultural land.</p> <p>CC_23E – has a potential capacity of 21dw. The overall Community feedback is that the site is unsuitable for development on the grounds of being valued allotment gardens, having high visibility on the approach to the town. However, combining the 'suitable' and 'suitable with mitigation' votes from the community meeting meant this was actually considered appropriate for development overall by one vote.</p> <p>Local Plan Objective G 'natural resources' is 'red' as it is considered developing this site would be damaging to the AONB. The site is also grade 1 agricultural land.</p> <p>CC_38A - has a potential capacity of 8 dw. The overall Community feedback is that the site is unsuitable for development, as it would encourage 'creep' and there are vehicle issues on Back Ends.</p> <p>The site is grade 1 agricultural land.</p> <p>CC_40 - has a potential capacity of 13dw. The overall Community feedback is that the site is suitable for development as the site offers infill type development adjacent to the school. There are no other 'red' flags on this site in the RAG Chart. There has been an addendum to the site proposed to include some of the neighbouring gardens, which would add useful land to the site, offering improved layout opportunities.</p> <p>CC_41 - has a a potential capacity of 43 dw. The overall Community feedback is that this is a suitable site for development. It adjoins existing development and is fairly sheltered from open views, although the cricket club would have to relocate to a suitable alternative site. However, the SHLAA process has ascertained that this site is not currently available, although it may be towards the end of the plan period.</p> <p>CC_43 – The overall Community feedback is that this is considered suitable for development. However, this site is classed as 'not currently deliverable' in the SHLAA as it is currently in use, would extend the residential development line unacceptably into the AONB and is remote from the town centre. It therefore is not considered further in this assessment.</p> <p>CC_44 - the overall Community feedback is that this site is considered suitable for development. However, this has already been assessed by the SHLAA process as 'not being currently deliverable', as development would be highly visible and intrusive in a sensitive part of the AONB.</p>

4 Settlements

Points to consider	Settlement Discussion: Chipping Campden
	<p>CC_48 - has a potential capacity of 8dw. The overall Community feedback is that this site is unsuitable for development, although combining the 'suitable' and 'suitable with mitigation' votes from the community meeting meant this was actually considered appropriate for development overall. The site is owned by the school and a housing association, although the SHLAA has found that all owners are in agreement to develop. There are constraints that would require mitigation before development could take place. Part of the site is within the settlement development boundary, part is outside.</p> <p>The Sustainability Appraisal (SA) site assessment has flagged up a 'red' issue, as it intersects with a surface water 1 in 30 year flood zone, but the Sequential Test report states that only 0.01% of the site is in this zone, so can easily be mitigated.</p> <p>CC_51 - has a potential capacity of 21dw. This site has not been considered by the Community as it was not put forward at that time. Local Plan Objective G has flagged the site as 'red', as it would be damaging to the AONB.</p> <p>CC_52 - has a potential capacity of 33 dw. This site has not been considered by the Community as it was not put forward at that time. Local Plan Objective G has flagged the site as red, as it would be damaging to the AONB.</p> <p>CC_53 - has a potential capacity of 27dw. This site has not been considered by the Community as it was not put forward at that time.</p> <p>The SA site assessment is 'red', as it is within a 1 in 30 year surface flood zone, but the Sequential Test shows only 5% of the site area is in this zone and is low risk and could be considered in a site specific FRA and mitigated. Local Plan Objective G has flagged the site as 'red', as it would be damaging to the AONB. This site is considered to have high impact on the AONB (Land Surrounding Key Settlements Study - Update, White Consultants, 2014).</p>
	<p>Employment Sites</p> <p>CCN_E1 - has a capacity of 0.67ha and is an extension to an existing business park. The SA is flagged as 'red' as it intersects with a 1 in 30 year surface water flood zone. The Sequential test ranks this risk as very low, 0.6% of the site, and so can be mitigated. The site is grade 1 or 2 agricultural use, but is small in size. The site is suitable for enabling the extension of the business park when required.</p> <p>CCN_E3A - is a small part of the Campden BRI site that is not in Flood Zone 3b, and was therefore identified as potential expansion land. However, the site is not practical and Campden BRI wish to redevelop their whole site.</p>

Settlements 4

Points to consider	Settlement Discussion: Chipping Campden
	<p>Meetings have been held with BRI to discuss their specific requirements. They wish to redevelop as the current buildings are no longer fit for purpose. One option is for Campden BRI to relocate away from the District. The District Council is supportive of one of the Districts largest employers and is working with BRI to secure its future in the District. However, there is a significant flood risk constraint on the site (in addition to sensitive AONB, and access issues etc). CDC have put BRI in touch with the Environment Agency. If they can resolve flood issue with the EA, then in principle CDC is supportive, subject to design / masterplan for dealing with old buildings etc. Work with the EA is ongoing. Pragmatically, the extension site of CCN_E3a should be allocated, as this part of the site is not within the flood zone, but with recognition that the wider site needs to be considered in a master plan in order to achieve a suitable redevelopment.</p>
<p>Consider community benefits and infrastructure gaps / provision</p> <p><i>Will a site help to fill a gap in infrastructure? Could a site help meet a community benefit that has been identified locally as a priority?</i></p>	<p>A full list of infrastructure requirements is at Appendix D. Of high priority to the community are concerns on the following due to increased population resulting from potential new development:</p> <ul style="list-style-type: none"> ● Open Space – allotment gardens would require relocation if current site developed (CC_23E). ● Transport – safety concern in Aston Road as cars often pick up speed travelling down the hill. Additional bus stops will be required. Traffic management would be required in parts of town. <p>The Interim IDP (2013) has not identified any infrastructure matters that would be expected to significantly affect phasing of development.</p>
<p>Conclusion</p> <p><i>Are there any planning reasons for not going with the community view? Can mitigation be done to overcome issues identified? Are there wider implications for the Local Plan development strategy?</i></p>	<p>Housing Sites:</p> <p>It has been difficult to assess the overall view of the Community. However, in broad terms there has not been the need to go against a strong majority viewpoint in allocating sites.</p> <p>As CC_23B CC_23C and CC_23E are under the same ownership, it is appropriate to consider them together. This would allow the opportunity to retain the allotments and obtain appropriate access to CC_23C. This also accords with the community meeting’s feedback.</p> <p>Therefore CC_23B and CC_23C should be allocated for housing development.</p> <p>CC_23E should not be allocated but retained as allotments.</p>

4 Settlements

Points to consider	Settlement Discussion: Chipping Campden
	<p>CC_38A – This site should not be allocated, irrespective of the stables that are on the site now, residential development would suburbanise this fine backdrop of the town.</p> <p>CC_40 (as enlarged) should be allocated for housing development. It is a preferred site by the Community and has no significant constraints.</p> <p>CC_41 - this should be a reserve site, it is not currently available, although it may be towards the end of the plan period.</p> <p>CC_43 – This site should not be allocated, as it is not considered currently deliverable.</p> <p>CC_44 - This site should not be allocated, as it is not considered currently deliverable.</p> <p>CC_48 – this should be a reserve site – as deliverability issues have been raised.</p> <p>CC_51 – this site should not be allocated – this site is too far removed from the town and should not be considered any further in this plan period. In addition, the Community has not had the opportunity to assess this site.</p> <p>CC_52 - this site should not be allocated – this site is too far removed from the town and should not be considered any further in this plan period. In addition, the Community has not had the opportunity to assess this site.</p> <p>CC_53 - this site should not be allocated – this site is too far removed from the town and should not be considered any further in this plan period. In addition, the Community has not had the opportunity to assess this site.</p>
	<p>Employment Sites:</p> <p>CCN_E1 is a logical extension to the existing business park, and is located where there is existing necessary infrastructure. This is therefore a preferred site for employment development.</p> <p>CCN_E3a should be allocated to help provide certainty as far as possible to Campden BRI that the District Council is supportive, in principle to the redevelopment / expansion of Campden BRI. However, it is recognised that the whole Campden BRI site needs to be considered as a comprehensive redevelopment to secure the future of Campden BRI in Chipping Campden. The wider site will be defined through a master-planning process led by Campden BRI. A special policy approach should be considered in the Local Plan. However, the overriding constraint for the wider site area, which is its</p>

Settlements 4

Points to consider	Settlement Discussion: Chipping Campden
	<p>location within flood zone 3b, needs to be resolved. Campden BRI are working with the Environment Agency to resolve the flood zone constraint issue.</p> <p>There is sufficient employment land available in the most viable location (adjoining an existing, successful business park) to make an appropriate contribution towards meeting the District-wide requirement for B class employment land. Securing the future of Campden BRI in Chipping Campden will also help sustain and enhance the wider local economy.</p>

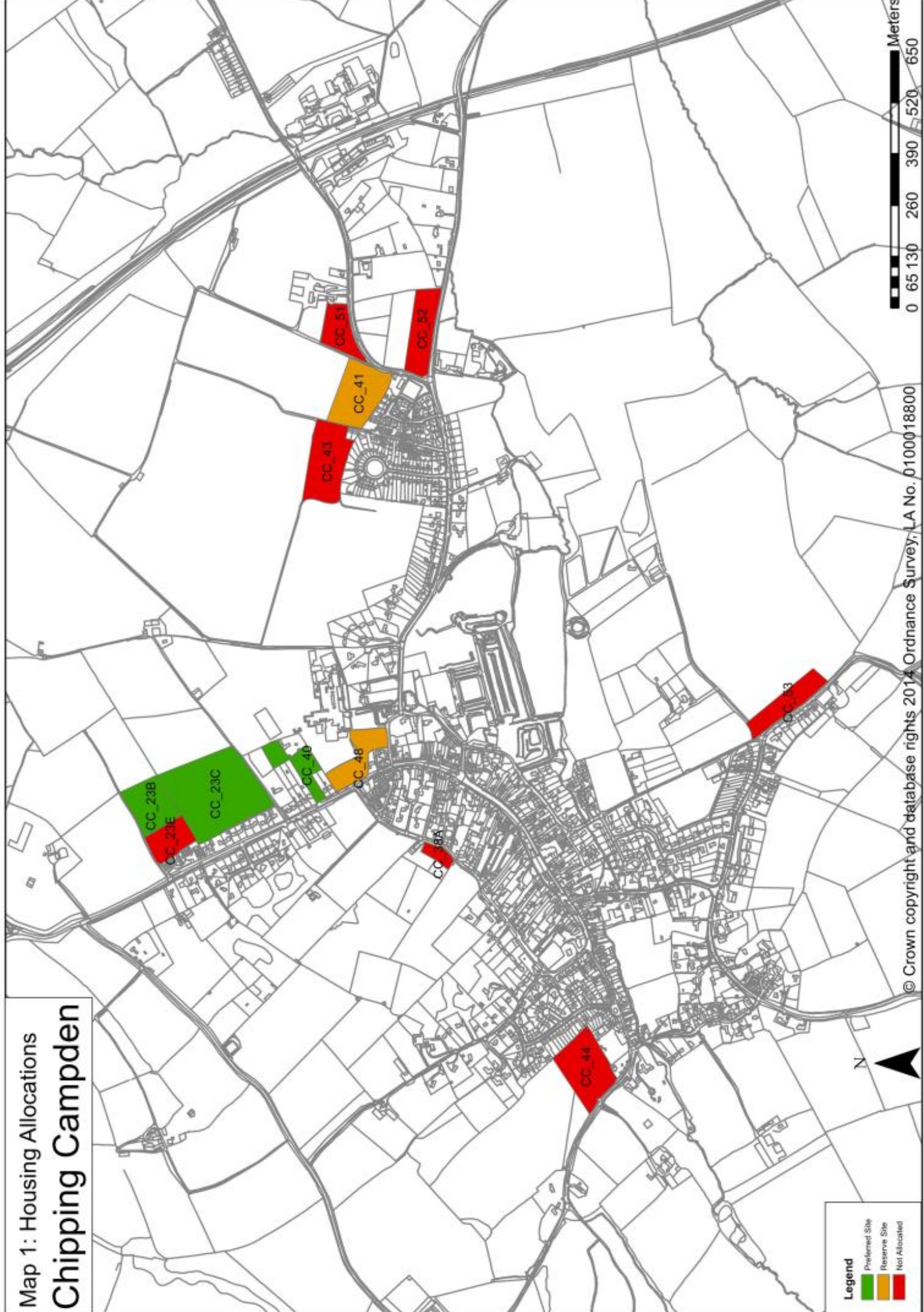
Recommendation

Site/Strategy	Recommendation
CC_23B	Preferred Site for Housing Development (capacity 34dw)
CC_23C	Preferred Site for Housing Development (capacity 80dw)
CC_23E	Not Allocated for Development (capacity 21dw)
CC_38A	Not Allocated for Development (capacity 8dw)
CC_40	Preferred Site for Housing Development (capacity of revised site 13dw)
CC_41	Reserve Site for Housing Development (capacity 43)
CC_43	Not Allocated for Development
CC_44	Not Allocated for Development
CC_48	Reserve Site for Housing Development (capacity 8dw)
CC_51	Not Allocated for Development (capacity 21dw)
CC_52	Not Allocated for Development (capacity 33dw)
CC_53	Not Allocated for Development (capacity 27)
CCN_E1	Preferred Site for Employment Development (capacity 0.67ha)
CCN_E3A	Preferred Site for Employment Development for Campden BRI expansion, plus wider site (defined through master planning process) to be the focus of a 'Special Policy' approach in the Local Plan to enable Campden BRI redevelopment, subject to Flood Risk constraint being resolved with the Environment Agency.

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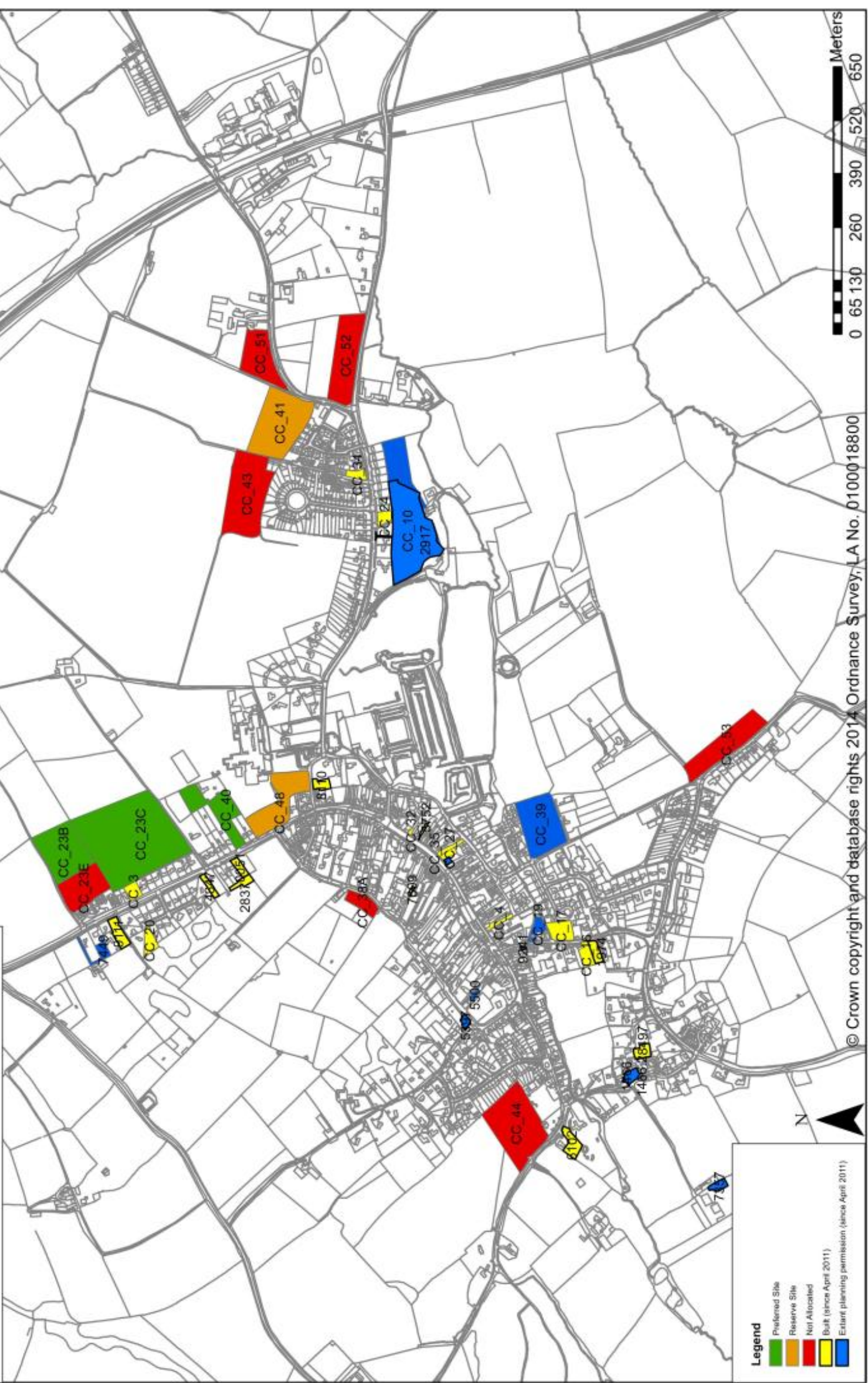
Site/Strategy	Recommendation
Development Strategy	<p>The total estimated capacity of the Preferred Sites for allocation for housing development equates to 127 dwellings. This provides more than the remaining 78 dwellings needing allocation from the original PDS housing requirement figure for Chipping Campden.</p> <p>The Preferred Employment Site CCN_E1 would provide 0.67 ha of additional employment land in Chipping Campden, which would make an appropriate contribution towards meeting the District-wide requirement for B class employment land. Support should be provided, in principle, to the redevelopment plans for Campden BRI in order to help retain one of the District's larger employers within the District.</p>

Map 1: Housing Allocations Chipping Campden



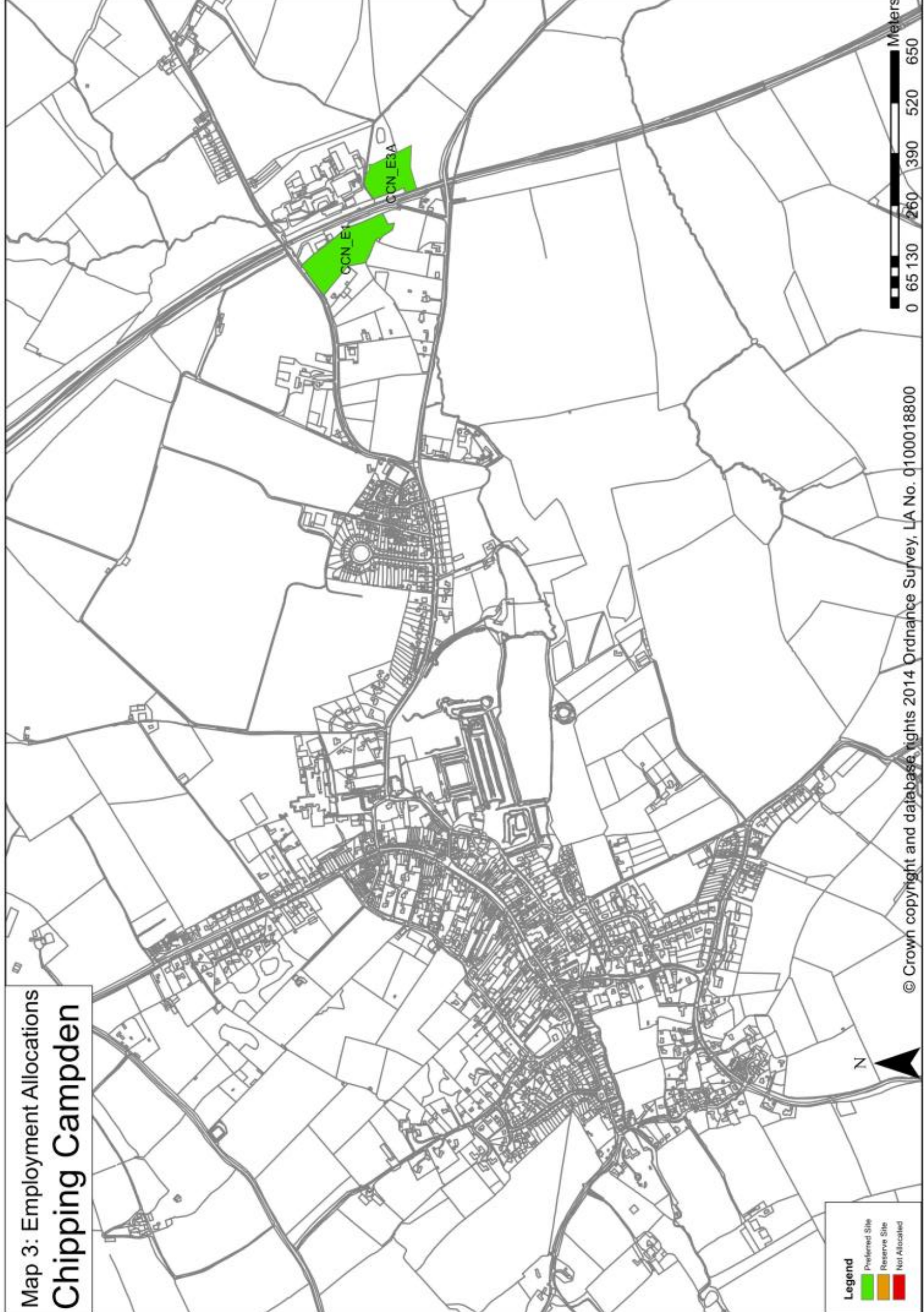
Legend
Preferred Site
Reserve Site
Not Allocated

Map 2: All Housing Sites (since April 2011)
Chipping Campden



Legend
Preferred Site
Reserve Site
Not Allocated
Built (since April 2011)
Exempt planning permission (since April 2011)

Map 3: Employment Allocations
Chipping Campden



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Criteria	C_17 42-54 Querns Lane	C_39 Austin Road Flats	C_76 Land at Chesterton Road, Somerford Road	C_82 Land at Paternoster House, Watermoor Road	C_89 Land off Purley Road	C_97 Memorial Hospital	C_101a Magistrates Court	C_174 Paterson Road Flats
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities;	GREEN	GREEN	AMBER	AMBER	RED	AMBER	AMBER	GREEN
Natural Environment, including Objective G - Natural Resources	AMBER	RED	RED	AMBER	RED	AMBER	AMBER	AMBER
Infrastructure - impact and delivery, including Objective H - Infrastructure (excluding GI considerations)	GREEN	GREEN	RED	GREEN	RED	GREEN	GREEN	GREEN
Green infrastructure - impact and delivery, including Objective H - Infrastructure where it relates to GI	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC
Objective I - Cirencester	AMBER	RED	RED	AMBER	RED	AMBER	AMBER	AMBER
Objective J - Cotswold Water Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Delivering the Development Strategy (incl Settlement Strategy)	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
Traffic & Highways	GREEN	AMBER	RED	GREEN	AMBER	GREEN	GREEN	GREEN

4 Settlements

Criteria	C_17 42-54 Querns Lane	C_39 Austin Road Flats	C_76 Land at Chesterton Road, Somerford Road	C_82 Land at Paternoster House, Watermoor Road	C_89 Land off Purley Road	C_97 Memorial Hospital	C_101a Magistrates Court	C_174 Paterson Road Flats
Flood Risk - sequential test (NPPF)								
Water Environment	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC
AONB (NPPF)	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
Other potential designations / uses / allocations?	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
Deliverability (NPPF)	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC
Agricultural Land Classification (NPPF)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

NB C_173 is no longer available (11/09/2014) and is not included in the table. C_84b is now part of the Chesterton strategic site and is therefore not considered in this evidence paper.

Table 8 Cirencester - Site Appraisal RAG Chart (Housing Sites)

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Criteria	CIR_E6 Land east of Royal Agricultural College	CIR_E10 Forum Car Park	CIR_E11 Cirencester Lorry Park	CIR_E12 Old Memorial Hospital Site and Car Park	CIR_E13 Sheep Street Island	CIR_E14 Waterloo Car Park	CIR_E20 Metrick House
Community Engagement Feedback	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Sustainability Appraisal - 'Points of the Compass' constraints appraisal	AMBER	N/A	N/A	N/A	N/A	N/A	N/A
Sustainability Appraisal - Site Assessments	AMBER	RED	RED	RED	RED	RED	GREEN
Objective A - Communities	GREEN	AMBER	GREEN	GREEN	AMBER	AMBER	GREEN
Objective B - Environmental Sustainability	AMBER	GREEN	RED	GREEN	GREEN	RED	GREEN
Objective C - Economy, Employment and Retail	RED	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
Objective D - Housing	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Accessibility including Objective E - Travel, Transport and Access,	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities;	RED	AMBER	GREEN	AMBER	AMBER	AMBER	GREEN
Natural Environment, including Objective G - Natural Resources	RED	AMBER	AMBER	AMBER	AMBER	RED	AMBER

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Criteria	CIR_E6 Land east of Royal Agricultural College	CIR_E10 Forum Car Park	CIR_E11 Cirencester Lorry Park	CIR_E12 Old Memorial Hospital Site and Car Park	CIR_E13 Sheep Street Island	CIR_E14 Waterloo Car Park	CIR_E20 Metrik House
Deliverability (NPPF)	TBC	TBC	TBC	TBC	TBC	TBC	TBC
Agricultural Land Classification (NPPF)	GREEN	N/A	N/A*	N/A	N/A	N/A	N/A

* NB. CIR_E11 Agricultural Land Classification shows approx half of site as Grade 3. Site is brownfield, outside of AONB, therefore RAG status is N/A.

Table 9 Cirencester - Site Appraisal RAG Chart (Employment Sites)

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Officer Analysis and Evaluation

Points to Consider	Settlement Discussion: Cirencester
<p>Housing/employment requirements</p> <p><i>Refer to numbers indicated in Preferred Development Strategy May 2013 (PDS), and indicative capacities for sites in SHLAA. Are there sufficient sites suitable? Is there a choice of sites? What are the implications for Development Strategy?</i></p>	<p>The Preferred Development Strategy (PDS May 2013) proposed 3360 dwellings in the plan period in Cirencester. This includes the proposed Strategic site at Chesterton and the ongoing Kingshill development. To date 886 have been built or committed. The PDS proposed 2500 at Chesterton.</p> <p>The capacity of the non strategic SHLAA sites is 95. The Strategy has to consider whether other sites in Cirencester should come forward in addition to the Strategic site and also consider whether the overall figure for the Strategic site is appropriate.</p> <p>This document only assesses the non strategic sites in the town.</p> <p>With regard to employment requirements, a District-wide figure of 28 hectares of employment land (B1, B2 and B8 use classes) is being used for the Site Allocations work. The PDS identified that the existing employment areas in Cirencester would be protected: Love Lane Industrial Estate; Phoenix Way; Cirencester Office Park; Querns Business Centre; College Farm; Whiteway Farm; Mitsubishi HQ; St James Place. The PDS identified that allocations from the extant Local Plan would be retained, but these have now been superseded by planning permissions. The Royal Agricultural University (RAU) 'triangle site' (CIR_E8) was proposed for allocation for employment uses in accordance with the extant outline planning permission. The PDS also identified 9.1 hectares of employment land (6ha for B1 and other non B use class employment generating uses and 3.1 ha of B2 and B8 uses) to be provided on the Strategic site south of Chesterton.</p> <p>In addition to the 9.1ha of employment land already proposed in the PDS as part of the Strategic Allocation for mixed use development south of Chesterton, only one further potential site for B class uses has come through the SELAA process. CIR_E6 'land east of RAU', lies between the RAU and the RAU 'triangle' site (CIR_E8).</p> <p>A number of town centre 'mixed use' sites have come through the SELAA, and these have been considered in the site allocations process too. The PDS was supportive of the redevelopment of town centre sites.</p>
<p>Weigh up criteria in RAG Chart for Settlement</p>	<p>Housing Sites</p> <p>C_17 has a capacity of 6 dwellings. The Community feedback is that the site is suitable and favoured for allocation, being in close proximity to all facilities in the town, making it ideal for social/low rent/affordable housing.</p>

Settlements 4

Points to Consider	Settlement Discussion: Cirencester
<p>(focus on those criteria that are highlighted as 'red')</p> <p><i>What is the relative significance of the criteria to that settlement? Compare how sites differ or not? Are there any reasons for not going with community view? What does the Sustainability Appraisal (SA) indicate? Does the NPPF have an impact?</i></p>	<p>The Sustainability Appraisal (SA) is flagged as 'red' in the RAG chart as the whole of the Town Centre is a Scheduled Ancient Monument.</p> <p>C_39 has a capacity of 9 dwellings. The Community feedback is that it is suitable and favoured for development. It is already in residential use and redevelopment would enable an improvement to the overall quality of the site and surroundings.</p> <p>The SA is flagged as red on this site as it intersects a 1 in 30yr surface water flood zone, although this is 2% of the site area and over 70% of the site is not within a flood zone. Local Plan Objectives B, G and I are red, due to the same reasons, but again, enough of the site, 70%, is not within a flood zone, so this could be overcome through design.</p> <p>C_76 has a capacity of 8 dwellings. The Community feedback is that the site is suitable subject to mitigation, including access from the roundabout to school, habitat replacement, no loss of playing fields and visual screening.</p> <p>Objective G is red as there are TPOs and biodiversity constraints. Objective H is red as development of this site would erode a key piece of social infrastructure. Objective I is red as it would have a negative impact on the town's historic or natural habitat. The 'Traffic and Highways' criterion is flagged as red due to a potential constraint of increased congestion on Somerford Road and a previous refusal of planning permission on these grounds.</p> <p>C_82 has a potential capacity of 23 dwellings. The Community feedback is that the site is suitable subject to mitigation of remaining as elderly accommodation, or providing alternative elderly residential provision.</p> <p>Objective G is red as most of the site is within a SAM, however, this is a previously developed site and redevelopment would allow archaeological investigation to take place.</p> <p>C_89 has a potential capacity of 18 dwellings. The Community feedback is that the site is not suitable for development due to its environmental quality, archaeological elements, flooding and access issues. The site should remain as open space.</p> <p>The SA is red as the site is within flood zone 3a and 3b, with most of the remainder in flood zone 2. The sequential Test states that 32% of the site is in flood zone 3a plus climate change and 88.5% is in Flood Zone 2, there is only 11.5% of the site within flood zone 1. The issues flagged as red in the RAG chart on Objectives B, F,G, H and I are also due to these flood issues, as well as the SAM.</p>

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Points to Consider	Settlement Discussion: Cirencester
	<p>C_97 has a potential capacity of 11 dwellings. The Community feedback is that the site is suitable and favoured for allocation. It is suitable for mixed use development. It is well connected to facilities, but the air-raid shelter should be retained for educational use and the listed staircase and war memorial should be retained and loss of car parking mitigated.</p> <p>There are no red flags identified on the RAG chart on this site.</p> <p>C_101A has a potential capacity of 5 dwellings. The Community feedback is that it is suitable and favoured for mixed residential and retail use development subject to mitigation of removing the covenant or moving police station to make the site viable. High quality development would be needed as it is close to the town centre. There are no other red flags.</p> <p>C_174 has a potential capacity of 15dw. This site was put forward by the Community as being potentially suitable for redevelopment, subject to the agreement of the owners, Bromford HA, who do not have current plans to do so. There are no red flags on this site.</p>
	<p>Employment Sites</p> <p>CIR_E6 – land east of RAU. The whole site area is 5.73ha, but a significant proportion is sterilised by the gas pipeline buffer zone. The area not sterilised is 2.44ha but this is a narrow site with limited design opportunities. It would need to come forward as part of the adjacent site, CIR_E8 (the RAU 'Triangle' site) which already has a planning permission for the development of a business park comprising educational, research, agricultural business uses / conference facilities. In the RAG chart analysis for Site CIR_E6, Objective C is flagged as 'red' because it is considered to have an adverse impact on the AONB. Objective F is flagged 'red' due to a high- medium impact on the sites historic parkland character, relationship with adjacent historic buildings and location within the AONB. Objective G is also 'red' due to its impact on the AONB. It is also considered to have a negative impact on the Cirencester's historic or natural environment. However, the neighbouring site (CIR_E8) has planning permission so these issues have already been tested through the planning system. A special policy approach in the Local Plan to CIR_E6 and CIR_E8 would be appropriate to encourage the area to be planned in a holistic manner. A Master- planning process would be beneficial to achieve a careful design which meets the long term needs and aspirations of the RAU but is sensitive to the location of the site within the AONB, and other historic environment constraints.</p>

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Points to Consider	Settlement Discussion: Cirencester
	<p>(CIR_E8 – 'triangle' site at RAU – the site has not been considered in detail through the site allocations process as it already benefits from a planning permission for business park development related to the RAU. The District Council has encouraged the RAU to work with the landowners of the Strategic Area at Chesterton to resolve transport related constraints on both sites. The RAU intend to formalise their position on the site and liaise with the Council.)</p> <p>CIR_E10 – Forum Car Park 0.54ha. There is currently a car parking study underway, so it is uncertain as to whether the site is available.</p> <p>In the RAG chart analysis, the SA is flagged as 'red' as the site intersects with a SAM, but the whole town centre is within the SAM and redevelopment would allow for archaeological investigation. Objective H (Infrastructure), Objective I (Cirencester) and the 'Traffic and Highways' criterion are flagged 'red' as this would affect town centre parking provision, but this is subject to a comprehensive town centre review of parking provision so would be addressed. If the site is available, it would be likely to come forward as part of a retail-led mixed use development.</p> <p>CIR_E11 – Kingsmeadow Lorry Park 0.60ha. In the RAG chart analysis the site is flagged as 'red' in the SA as part of the site is located within flood zone 3, however, the Sequential Test states that 94.41% is within flood zone 1. There is a medium risk of surface water flood risk due to large areas of ponding modelled. The flood risk can be mitigated through design. Flood risk is also the reason for Objective B 'Environmental Sustainability' being flagged as 'red'. Therefore, subject to appropriate design, the site is suitable for development. (Note: the site has recently been sold for a hotel development).</p> <p>CIR_E12 – Old Memorial Hospital 0.38ha. The PDS indicated that redevelopment could include car parking and community facilities, however, the site has come through the SELAA proposed as a potential mixed use scheme. In the RAG chart analysis, the only 'red' flag is the SA and this is because the site intersects a SAM, as does most of the town centre. The site has been considered as a housing site (C_97) and it is suggested that a residential-led mixed use scheme would be appropriate.</p> <p>CIR_E13 – Sheep Street Island 1.29ha. The PDS indicated that a mix of car parking, residential and employment uses would be appropriate. There is currently a car parking study underway, so uncertain as to whether the site is available. In the RAG chart analysis, the SA is flagged as 'red' as the site intersects with a SAM, but the whole town centre is within the SAM and redevelopment would allow for archaeological investigation. Objective H (Infrastructure) and the 'Traffic and Highways' criterion are flagged 'red' due</p>

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Points to Consider	Settlement Discussion: Cirencester
	<p>to potential loss of town centre parking provision, but the outcome of a comprehensive town centre review of parking provision would address parking provision. If the site becomes available, it would be likely to come forward as part of a mixed use development.</p> <p>CIR_E14 – Waterloo Car Park 0.67ha. The RAG chart analysis shows a 'red' flag for the SA as it is within a SAM as is most of the town centre, as well as intersecting with flood zone 3 and a 1 in 30 year surface water flood zone. The Sequential Test concludes that there is low surface water flood risk, and that 85% of the site is in flood zone 2. Only water compatible development should take place on the part of the site that lies within flood zone 3. Car parking is water compatible. The flood risk is the cause of Objective B 'Environmental Sustainability' and Objective G 'Natural Resources' being flagged as red. Objective H 'Infrastructure' and Traffic and Highways criterion are 'red' due to the potential loss of car parking, but this can be mitigated by decking the car parking to maintain or increase the number of spaces. Objective I 'Cirencester' is flagged 'red' as it is considered the site would have a negative impact on the historic or natural environment. However, the site is already developed and a new design could potentially improve the appearance.</p> <p>CIR_E20 (Metric House) 1.42ha. The site lies within the Love Lane industrial estate and has a planning permission for the 'Demolition of existing buildings and redevelopment to provide three units comprising two use Class B8 (storage or distribution) units, with ancillary trade counters and/or showrooms and a use Class A1 (shops) non-food retail warehouse, together with access, servicing arrangements, car parking and landscaping' (pl ref. 11/04483/FUL).</p>
<p>Consider community benefits and infrastructure gaps / provision</p> <p><i>Will a site help to fill a gap in infrastructure? Could a site help meet a community benefit that has been identified locally as a priority?</i></p>	<p>A full list of infrastructure requirements from the Interim IDP (2013) is at Appendix D. Of high priority to the community are concerns on the following:</p> <ul style="list-style-type: none"> ● Flood & Water : to protect flood plain and boundaries. Flooding regularly occurs in the City Bank flood plain, increasing development in the area could lead to long term problems. ● Open Space: Protect and preserve green spaces in the town. ● Transport: General transport issues in the town. Ensuring adequate parking facilities surrounding new developments. <p>The assessed sites are relatively small and are unlikely to bring forward or unlock larger infrastructure schemes other than that necessary to bring forward their development. In this regard, no one site has been identified at this stage as being able to bring forward any more community benefits than the other.</p>

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Points to Consider	Settlement Discussion: Cirencester
<p>Conclusion</p> <p><i>Are there any planning reasons for not going with the community view? Can mitigation be done to overcome issues identified? Are there wider implications for the Local Plan development strategy?</i></p>	<p>Housing Sites:</p> <p>Although C_17 is within a SAM, so is the whole of the town centre. However, redevelopment would present opportunities for archaeological excavation, and new build would significantly improve the street scene. This would need to be balanced against the loss of the existing retail use. This site should be allocated.</p> <p>C_39 should be allocated. Bromford Housing Association has indicated that it may come forward within the latter part of the plan period and the site's redevelopment offer the opportunity to enhance the built environment.</p> <p>C_76 has a number of red flagged issues that could only be mitigated if the school itself was relocated. The LEA has indicated that the site may be available in the latter part of the plan period. Due to this uncertainty, the site should be a reserve site.</p> <p>Although C_82 is within a SAM, so is much of the town centre. Redevelopment would allow archaeological investigation and improvement to the built environment. However, the County Council have indicated that the site is subject to the current review of elderly care, so its availability is uncertain. Also, the Community would prefer this site to remain as elderly care unless alternative provision is made. For these reasons, the site should be a reserve site.</p> <p>Due to the serious flood issues of C_89 this site should not be allocated.</p> <p>C_97 has a potential capacity of 11 dwellings. The Community feedback is that the site is suitable and favoured for allocation. It is suitable for mixed use development. It is well connected to facilities, but the air-raid shelter should be retained for educational use and the listed staircase and war memorial should be retained and loss of car parking mitigated. There are no red flags on this site.</p> <p>C_101A Should be allocated for a mixed use scheme.</p> <p>C_174 should not be allocated as there is no evidence that it will be available within the plan period.</p>
	<p>Employment Sites</p> <p>CIR_E6 (Land east of RAU) - the site should be considered in conjunction with CIR_E8 triangle site. Both sites could be identified as having a special policy approach in the Local Plan in order to encourage a comprehensive master plan which addresses the future needs of the RAU, and their research</p>

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Points to Consider	Settlement Discussion: Cirencester
	<p>and development aspirations, but also the sensitive location of the site. Therefore, CIR_E6 should be a reserve site for employment development but should be part of wider special policy approach which supports the RAU.</p> <p>CIR_E10 (Forum Car Park) - subject to the outcome of the parking study, the site should be a Preferred Site for a retail-led mixed use scheme.</p> <p>CIR_E11 (Lorry Park) - the site should be a Preferred Site for a hotel use.</p> <p>CIR_E12 (Old Memorial Hospital) - subject to the outcome of the parking study, this should be a Preferred Site for a residential-led mixed use scheme (see also C_97 in the housing sites).</p> <p>CIR_E13 (Sheep Street Island) - subject to the outcome of the parking study, this should be a Preferred Site for a mixed use scheme.</p> <p>CIR_E14 (Waterloo Car Park) - subject to the outcome of the parking study, this should be a Preferred Site for potential intensification of car park use with the possibility of some office provision on the frontage.</p> <p>CIR_E20 (Metric House) - the site lies within the Love Lane industrial estate and already has planning permission for B8 and A1 uses. Therefore the site does not need to be allocated in the Local Plan.</p>

Recommendation

Site/Strategy	Recommendation
C_17	Preferred Site for Housing Development (capacity 6dw)
C_39	Preferred Site for Housing Development (capacity 9dw)
C_76	Reserve Site for Housing Development (capacity 8dw)
C_82	Reserve Site for Housing Development (capacity 23dw)
C_89	Not Allocated for Development (capacity 18dw)
C_97 (CIR_E12)	Allocated for a residential-led mixed use scheme (capacity 11 dw)
C_101A	Preferred Site for Housing Development (capacity 5dw)
C_174	Not Allocated for Development (capacity 15dw)

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Site/Strategy	Recommendation
CIR_E6	Reserve site for Employment Development - but to be planned in conjunction with the RAU 'Triangle Site' (CIR_E8), as part of a special policy approach in the Local Plan which supports the RAU. (capacity 2.44ha)
CIR_E10	Preferred Site for a retail-led mixed use scheme (capacity 0.54ha)
CIR_E11	Preferred Site for a hotel use (D2) (capacity 0.6ha)
CIR_E12 (C_97)	Preferred Site for a residential-led mixed use scheme (capacity 0.38ha)
CIR_E13	Preferred Site for a mixed use scheme (capacity 1.29ha).
CIR_E14	Preferred Site for potential intensification of car park use, possibly with some office provision on the frontage (capacity 0.67ha).
CIR_E20	No need for allocation, as lies within industrial estate and has planning permission.
Development Strategy	<p>The total estimated capacity of the Preferred Sites for allocation for housing development equates to 31 dwellings. The lack of sites being made available within the town demonstrates the reliance on the land south of Chesterton to deliver housing in the District's most sustainable settlement.</p> <p>The PDS earmarked 9.1 hectares of B space employment land as part of the Strategic Allocation for mixed use development on land south of Chesterton. This allocation of employment land at Chesterton is linked to the successful Cirencester office park and the Love Lane industrial estate. Therefore, in terms of the development strategy, there is sufficient employment land available in the most viable locations to make a significant contribution towards meeting the District-wide requirement for B class employment land. However, it is clear from the site allocations process, that the employment land earmarked as part of the Strategic Allocation is vital to enabling the economic growth of Cirencester over the plan period. No additional sites of significant scale for general B1, B2 and B8 employment land have come forward. The only potential site, CIR_E6, needs to be considered as part of a special policy approach which supports the RAU.</p>

Map 1 (A): Site Allocations Cirencester



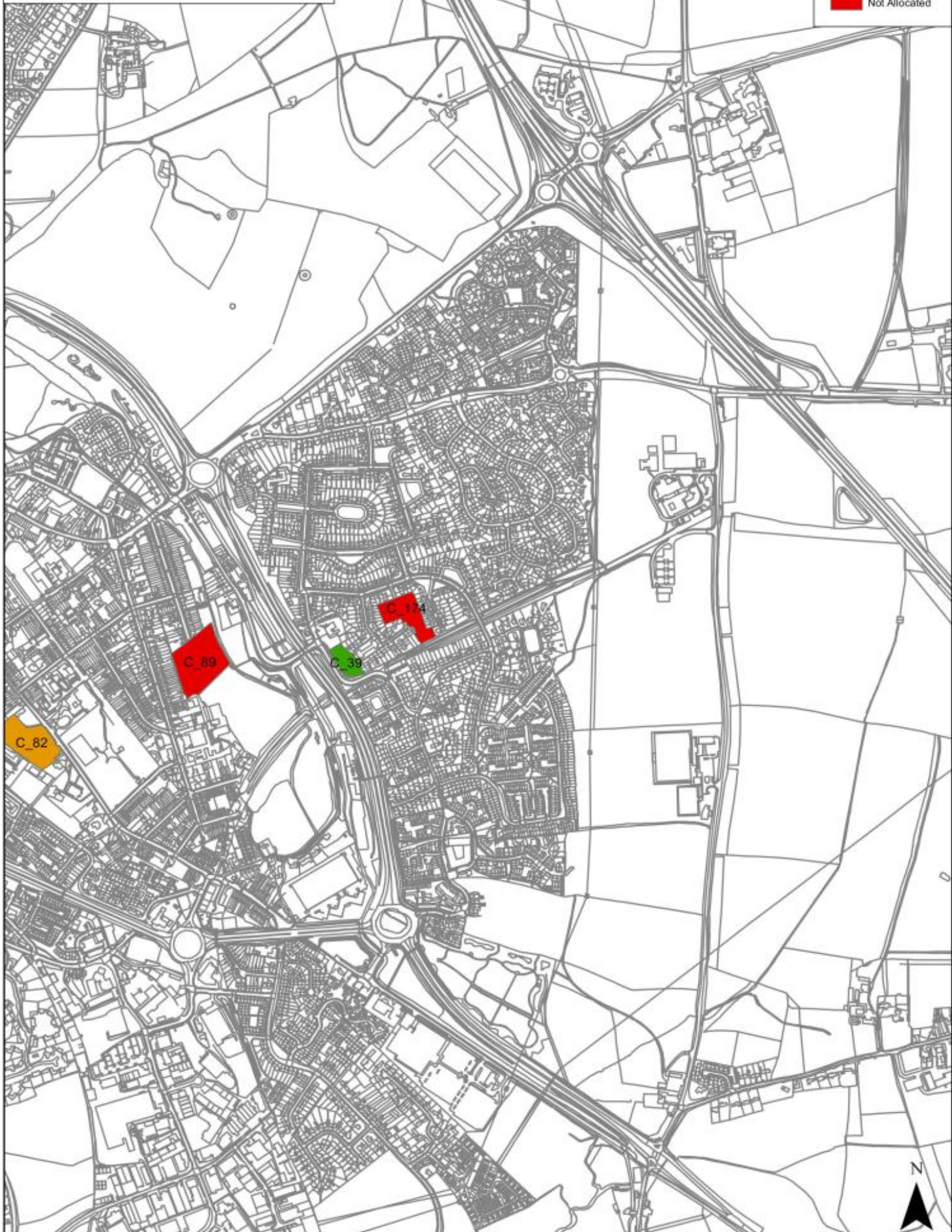
Legend

- Preferred Site
- Reserve Site
- Not Allocated



Map 1 (B): Housing Allocations Cirencester

- Legend**
- Preferred Site
 - Reserve Site
 - Not Allocated

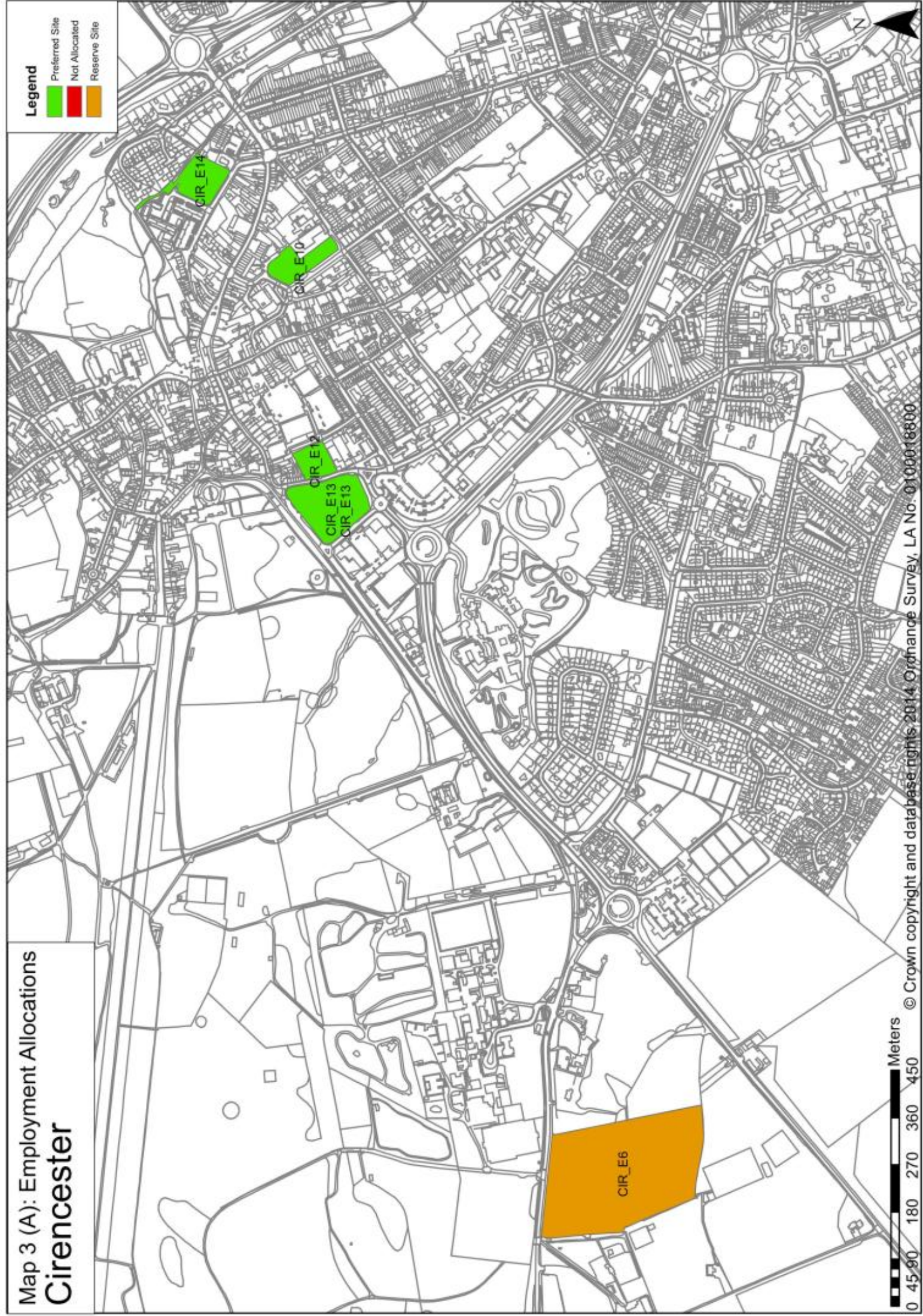


0 55 110 220 330 440 550 Meters

Map 3 (A): Employment Allocations Cirencester

Legend

- Preferred Site
- Not Allocated
- Reserve Site



0 45 90 180 270 360 450 Meters

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Map 3 (B): Employment Allocations Cirencester

- Legend**
- Preferred Site
 - Reserve Site
 - Not Allocated



4 Settlements

4.6 Down Ampney

Criteria	DA_2 Dukess Field	DA_5a Buildings at Rooktree Farm	DA_5c Land south of Rooktree Farm Buildings	DA_8 Land at Broadleaze	DA_9 Land adjacent to Chestnut Close
Community Engagement Feedback	RED	AMBER	RED	AMBER	RED
Sustainability Appraisal - 'Points of the Compass' constraints appraisal	AMBER	GREEN	GREEN	GREEN	GREEN
Sustainability Appraisal - Site Assessments	AMBER	AMBER	AMBER	AMBER	AMBER
Objective A - Communities	GREEN	GREEN	GREEN	GREEN	GREEN
Objective B - Environmental Sustainability	AMBER	AMBER	AMBER	GREEN	AMBER
Objective C - Economy, Employment and Retail	GREEN	GREEN	RED	GREEN	RED
Objective D - Housing	GREEN	GREEN	GREEN	GREEN	GREEN
Accessibility including Objective E - Travel, Transport and Access;	AMBER	AMBER	AMBER	AMBER	AMBER
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities;	GREEN	RED	RED	GREEN	AMBER
Natural Environment, including Objective G - Natural Resources	GREEN	AMBER	AMBER	GREEN	GREEN
Infrastructure - impact and delivery, including Objective H - Infrastructure (excluding GI considerations)	AMBER	AMBER	AMBER	AMBER	AMBER

Settlements 4

Criteria	DA_2 Dukes Field	DA_5a Buildings at Rooktree Farm	DA_5c Land south of Rooktree Farm Buildings	DA_8 Land at Broadleaze	DA_9 Land adjacent to Chestnut Close
Green infrastructure – impact and delivery, including Objective H - Infrastructure where it relates to GI	TBC	TBC	TBC	TBC	TBC
Objective I - Cirencester	N/A	N/A	N/A	N/A	N/A
Objective J - Cotswold Water Park	GREEN	GREEN	RED	GREEN	RED
Delivering the Development Strategy (incl Settlement Strategy)	AMBER	AMBER	AMBER	AMBER	AMBER
Traffic & Highways	GREEN	GREEN	GREEN	GREEN	GREEN
Flood Risk - sequential test (NPPF)	GREEN	GREEN	GREEN	GREEN	AMBER
Water Environment	TBC	TBC	TBC	TBC	TBC
AONB (NPPF)	GREEN	GREEN	GREEN	GREEN	GREEN
Other potential designations / uses / allocations?	GREEN	GREEN	GREEN	GREEN	AMBER
Deliverability (NPPF)	TBC	TBC	TBC	TBC	TBC
Agricultural Land Classification (NPPF)	RED	RED	RED	AMBER	RED

4 Settlements

Criteria	DA_2 Dukes Field	DA_5a Buildings at Rooktree Farm	DA_5c Land south of Rooktree Farm Buildings	DA_8 Land at Broadleaze	DA_9 Land adjacent to Chestnut Close
<i>NB Site DA_1a forms part of the planning permission 13/01667/OUT</i>					

Table 10 Down Ampney - Site Appraisal RAG Chart

Settlements 4

Officer Analysis and Evaluation

Points to Consider	Settlement Discussion: Down Ampney
<p>Housing/employment requirements</p> <p><i>Refer to numbers indicated in Preferred Development Strategy May 2013 (PDS), and indicative capacities for sites in SHLAA. Are there sufficient sites suitable? Is there a choice of sites? What are the implications for Development Strategy?</i></p>	<p>The Preferred Development Strategy (PDS May 2013) did not propose Down Ampney as a location for development as there were no available sites at that time. However, following publication, a number of sites were put forward by the landowners and the village was added as a sustainable settlement for housing development (CDC Cabinet Paper, December 2013) with a suggested allocation of 50 – 100 dwellings. To date 22dw have been built or committed. The capacity of all the SHLAA sites is 84.</p> <p>With regard to employment requirements, a District-wide figure of 28 hectares of employment land (B1, B2 and B8 use classes) is being used for the Site Allocations work. No employment sites came through the SELAA process in Down Ampney and therefore none were considered through the site allocations work.</p>
<p>Weigh up criteria in RAG Chart for Settlement</p> <p>(focus on those criteria that are highlighted as 'red')</p> <p><i>What is the relative significance of the criteria to that settlement? Compare how sites differ or not? Are there any reasons for not going with community view? What does the Sustainability Appraisal (SA) indicate? Does the NPPF have an impact?</i></p>	<p>Site DA_2 has a capacity of 10dw. The Community feedback was that the site is unsuitable for development as it is a greenfield site with high amenity and conservation value, and there are existing drainage and sewage issues, and also highways issues.</p> <p>However, the only other 'red' flag on the RAG Chart is due to the site being grade 1 or 2 agricultural land.</p> <p>DA_5A has a capacity of 8dw. The Community feedback is that the site is suitable for development subject to mitigation as it is a disused farm complex that would benefit from redevelopment, with high design, access and landscaping in line with the Village Statement and Parish Plan.</p> <p>Objective F is flagged as 'red' in the RAG chart as the site is within the setting of several listed buildings and, along with DA_5C, is the most sensitive site of those proposed. The site is also grade 1 or 2 agricultural land.</p> <p>DA_5C has a capacity of 44dw. The Community feedback is that the site is unsuitable on grounds that the site has no access for vehicles and is poorly connected to all village facilities. The Parish plan states that it is imperative to maintain the open aspects and feeling of openness the site provides the edge of the village.</p>

4 Settlements

Points to Consider	Settlement Discussion: Down Ampney
	<p>Objective C is flagged red as it has higher grade agricultural land (grade 2) which should be protected if there is an alternative lower grade site available. Objective F is flagged as red as the site is within the setting of several listed buildings and, along with DA_5A, is the most sensitive site of those proposed. Objective J is flagged as red as it has a combination of biodiversity and agricultural constraints.</p> <p>DA_8 has a potential capacity of 13 dw. The Community feedback is that the site is suitable for development subject to mitigation. This would include protection of the football club, adequate drainage and sewage, improved access, improved public transport. Housing should be in sympathy with the village design statement.</p> <p>There are no other 'red' issues identified on the RAG chart for this site.</p> <p>DA_9 has a potential capacity of 9 dw. The Community feedback is that the site is unsuitable for development due to impact on existing residents, lack of capacity in highways, sewage and transport infrastructure, lack of employment in the village and poor public transport.</p> <p>Objective C is flagged red as it has higher grade agricultural land (Grade 2) which should be protected if there is an alternative lower grade site available. Objective J is flagged as red as it has a combination of potential mineral extraction and agricultural constraints.</p>
<p>Consider community benefits and infrastructure gaps / provision</p> <p><i>Will a site help to fill a gap in infrastructure? Could a site help meet a community benefit that has been identified locally as a priority?</i></p>	<p>As Down Ampney was not considered in the PDS, it was not subject to the accompanying Interim IDP (2013) and, therefore, a list of infrastructure requirements is not included at Appendix D. However, the Community have submitted their list of infrastructure priorities. Of high priority to the Community are concerns on the following:</p> <ul style="list-style-type: none"> ● Flood & Water : The sewage infrastructure is very old and proven at times to be inadequate even for current needs. The area is prone to flooding even though it is not shown on the flood map, especially at the turn off to the village from the A419, impacting on the sewage pumping station. ● Open Space: protection of open spaces is a key characteristic of Down Ampney. ● Transport: There is poor pedestrian access in parts of the village. Provision of footpaths, street lighting and a pedestrian crossing in the centre of the village. Concern of increased traffic onto busy main village road near to a series of 's' bends.

Settlements 4

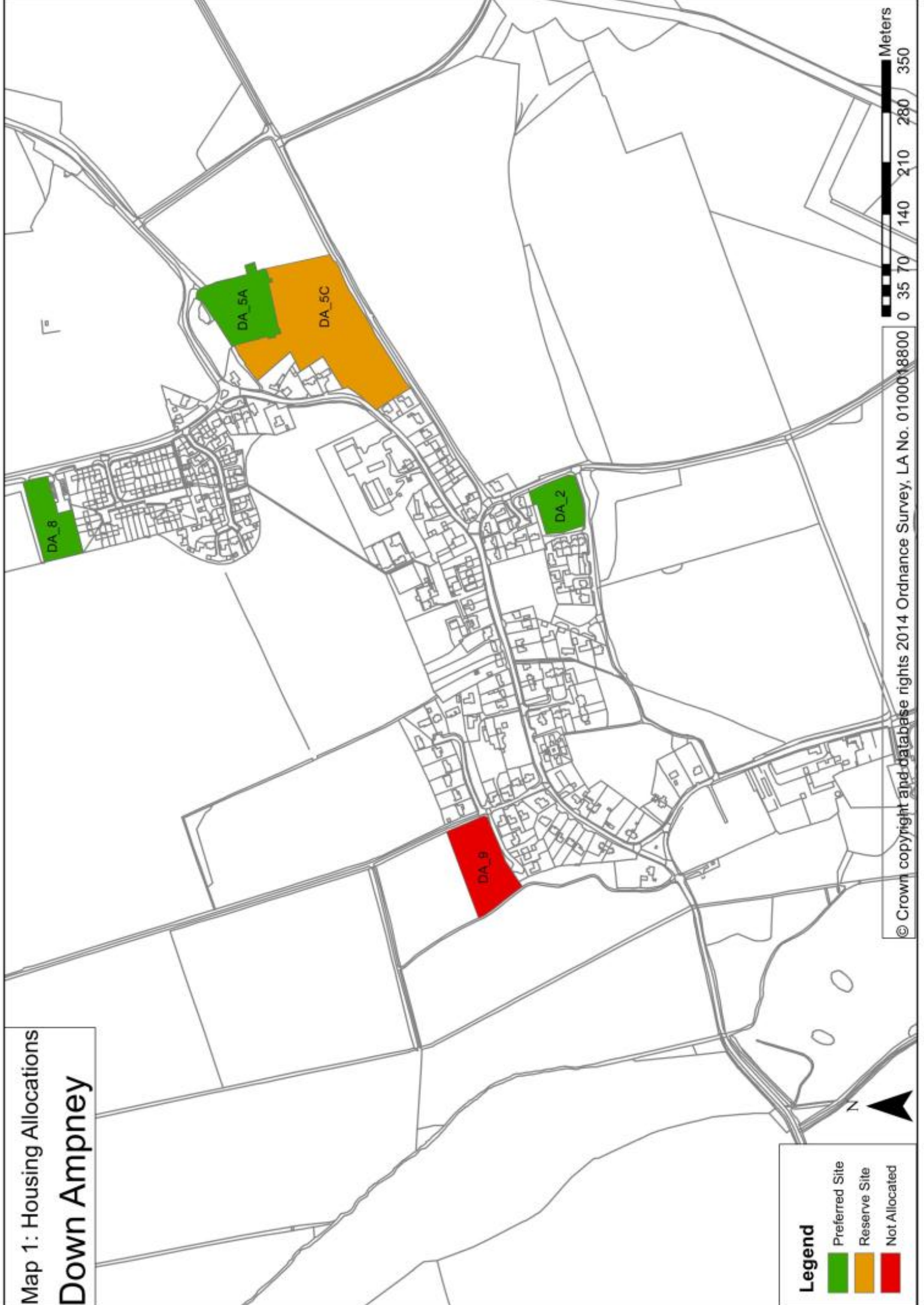
Points to Consider	Settlement Discussion: Down Ampney
<p>Conclusion</p> <p><i>Are there any planning reasons for not going with the community view? Can mitigation be done to overcome issues identified? Are there wider implications for the Local Plan development strategy?</i></p>	<p>DA_2 - despite the Community's opposition, in planning terms the site is suitable for development as the analysis of evidence has not demonstrated any overriding planning reasons for not allocating the site. Therefore this site should be a Preferred Site .</p> <p>DA_5A - this site should be a Preferred Site , as it is a brownfield site favoured by the community.</p> <p>DA_5C - this site should be a reserve site. It is not favoured by the Community and there are issues on the site that indicate that the site would not come forward until the end of the plan period.</p> <p>DA_8 - this site should be a Preferred Site , subject to the protection of the existing football facility, either in situ or through relocation.</p> <p>DA_9 - This site should not be allocated. It is not favoured by the Community and there is uncertainty around its deliverability as it forms part of a potential allocation in the Minerals Local Plan.</p>

Recommendation

Site/Strategy	Recommendation
DA_2	Preferred Site for Housing Development (capacity 10dw)
DA_5A	Preferred Site for Housing Development (capacity 8dw)
DA_5C	Reserve Site for Housing Development (capacity 44dw)
DA_8	Preferred Site for Housing Development (capacity 13dw)
DA_9	Not Allocated for Development (capacity 9dw)
Development Strategy	The total estimated capacity of the Preferred Sites for allocation for housing development equates to 31 dwellings. Added to the 22 dwellings already built or committed, this equates to 53 dwellings, which is just within the 50-100 dwellings range considered appropriate for the village.

Map 1: Housing Allocations

Down Ampney



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Map 2: All Housing Sites (since April 2011)

Down Ampney



Legend

- Preferred Site
- Reserve Site
- Not Allocated
- Built (since April 2011)
- Extant planning permission (since April 2011)

4 Settlements

4.7 Fairford

Criteria	F_35b Land behind Milton Farm and Bettertons Close	F_44 Land to rear of Faulkner Close, Horcott
Community Engagement Feedback	RED	RED
Sustainability Appraisal - 'Points of the Compass' constraints appraisal	GREEN	N/A
Sustainability Appraisal - Site Assessments	AMBER	AMBER
Objective A - Communities	GREEN	AMBER
Objective B - Environmental Sustainability	AMBER	AMBER
Objective C - Economy, Employment and Retail	AMBER	GREEN
Objective D - Housing	GREEN	GREEN
Accessibility including Objective E - Travel, Transport and Access;	AMBER	AMBER
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities;	AMBER	AMBER
Natural Environment, including Objective G - Natural Resources	RED	RED
Infrastructure - impact and delivery, including Objective H - Infrastructure (excluding GI considerations)	GREEN	GREEN
Green infrastructure – impact and delivery, including Objective H - Infrastructure where it relates to GI	TBC	TBC
Objective I - Cirencester	N/A	N/A
Objective J - Cotswold Water Park	GREEN	GREEN

Settlements 4

Criteria	F_35b Land behind Milton Farm and Bettertons Close	F_44 Land to rear of Faulkner Close, Horcott
Delivering the Development Strategy (incl Settlement Strategy)	GREEN	GREEN
Traffic & Highways	AMBER	AMBER
Flood Risk - sequential test (NPPF)	GREEN	AMBER
Water Environment	TBC	TBC
AONB (NPPF)	GREEN	GREEN
Other potential designations / uses / allocations?	GREEN	GREEN
Deliverability (NPPF)	TBC	TBC
Agricultural Land Classification (NPPF)	AMBER	N/A
NB. Sites F32 and F46 have a 'Resolution to Permit' and have therefore not been carried forward through the site allocations process.		

Table 11 Fairford - Site Appraisal RAG Chart

4 Settlements

Officer Analysis and Evaluation

Points to consider	Settlement Discussion: Fairford
<p>Housing/employment requirements</p> <p><i>Refer to numbers indicated in Preferred Development Strategy May 2013 (PDS), and indicative capacities for sites in SHLAA. Are there sufficient sites suitable? Is there a choice of sites? What are the implications for Development Strategy?</i></p>	<p>The Preferred Development Strategy (PDS May 2013) indicated up to 260 dwellings to be developed in Fairford for the plan period (2011 to 2031). Completions and commitments to date total 454 dwellings, and, thus, have far exceeded this initial figure. Consideration should be given in the Local Plan Development Strategy as to whether the town should be allocated any further sites during the plan period.</p> <p>With regard to employment requirements, a District-wide figure of 28 hectares of employment land (B1, B2 and B8 use classes) is being used for the Site Allocations work. The PDS identified that the existing employment areas in and around Fairford would be protected: Horcott Industrial Estate; London Road; Whelford Lane Industrial Estate; New Chapel Electronics. No additional employment sites came through the SELAA process in Fairford, and therefore none were considered through the site allocations work.</p>
<p>Weigh up criteria in RAG Chart for Settlement –(focus on those criteria that are highlighted as 'red')</p> <p><i>What is the relative significance of the criteria to that settlement? Compare how sites differ or not? Are there any reasons for not going with community view? What does the Sustainability Appraisal (SA) indicate? Does the NPPF have an impact?</i></p>	<p>Site F_35B – has a potential capacity of 49dw. The Community feedback is that the site is not suitable for development on the grounds of the current use is for grazing, access is through a working farm, there are poor connections to the town on foot, the site is highly visible, there are mature hedgerows and evidence of wildlife. The site could only be brought forward if the farm ceased operation.</p> <p>Local Plan Objective G scores 'red' as further investigation would be needed to ascertain the potential impact of development on a European designated wildlife site. However, the designated wildlife site is more than 5 km away, and therefore has not been raised as an issue of concern in the Sustainability Appraisal (SA).</p> <p>Site F_44 – has a potential capacity of 28dw. The Community Feedback is the site is unsuitable for allocation on the grounds of distance to town and schools, poorly defined access, impact on a valuable environmental buffer, loss of trees and wildlife habitat and local amenity.</p> <p>Similarly, to F_35B, Local Plan Objective G scores 'red' due to the potential impact on a European designated wildlife site. However, the site is more than 5 km away, and is therefore not an issue highlighted in the SA.</p>

Settlements 4

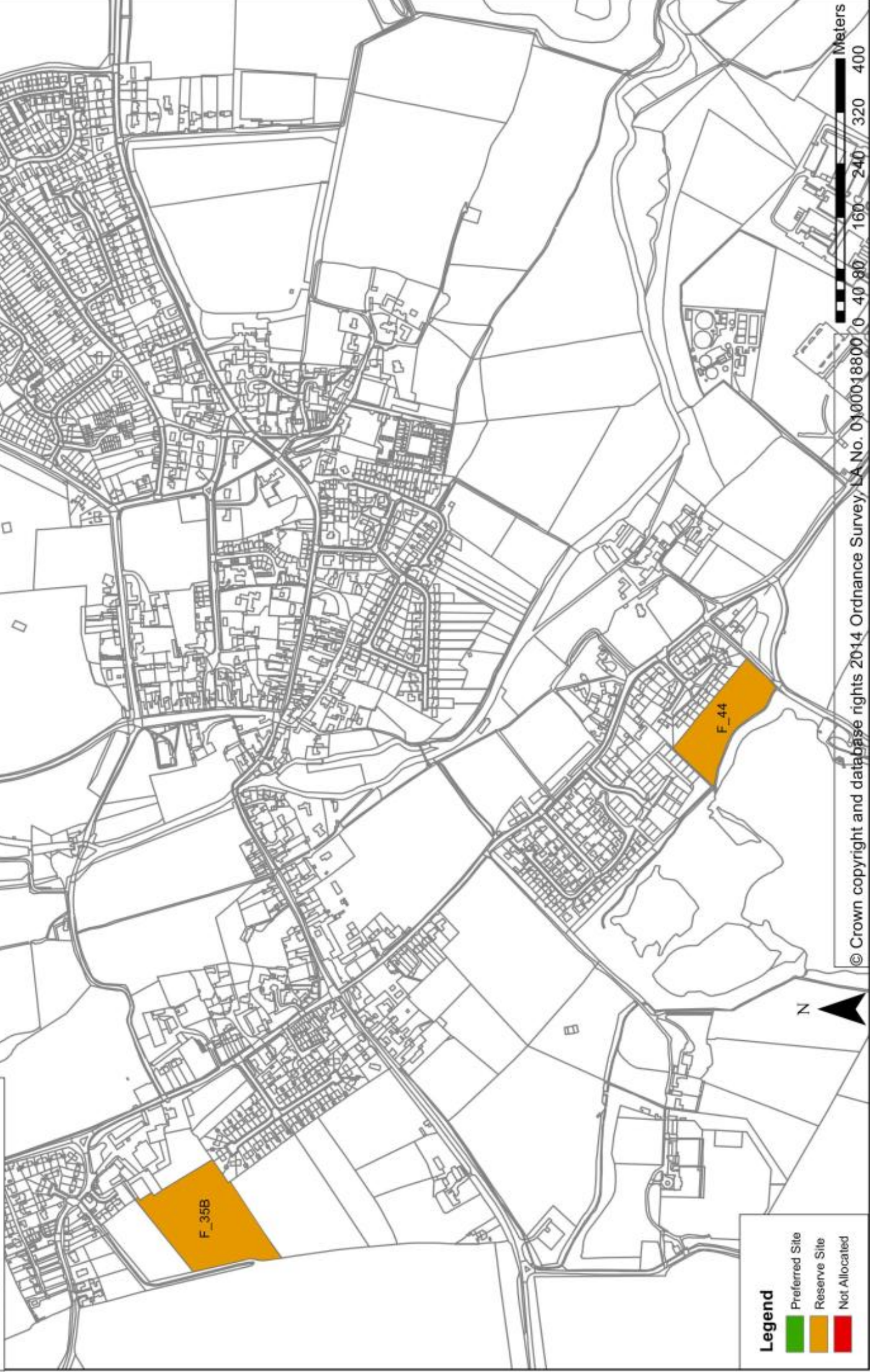
Points to consider	Settlement Discussion: Fairford
<p>Consider community benefits and infrastructure gaps / provision</p> <p><i>Will a site help to fill a gap in infrastructure? Could a site help meet a community benefit that has been identified locally as a priority?</i></p>	<p>A full list of infrastructure requirements from the Interim IDP (2013) is at Appendix D. Of high priority to the community are concerns on the following:</p> <ul style="list-style-type: none"> • Transport – from site F_35 pedestrian access to and from local amenities is poor. F_44 access to site is via Totterdown Lane which is very narrow and rough. <p>These are site specific concerns that will have to be addressed in any planning application. The Interim IDP (2013) states there are no infrastructure issues that would have significant implications for the phasing of development.</p>
<p>Conclusion</p> <p><i>Are there any planning reasons for not going with the community view? Can mitigation be done to overcome issues identified? Are there wider implications for the Local Plan development strategy?</i></p>	<p>Given that the completions and commitments to date far exceed the amount of development envisaged for Fairford in the PDS, it is recommended that no further sites are allocated for housing development in the plan period. This also accords with the views of the Community. The two sites being considered have been assessed and do have development potential, but are not needed in this plan period. Therefore it is recommended that they become 'reserve sites'.</p> <p>F_35B – this should be a reserve site for housing development. No further sites are needed in Fairford in this plan period. Also there are access issues on this site that may only be resolved in the long term.</p> <p>F_44 - this should be a reserve site for housing development. No further sites are needed in Fairford in this plan period.</p>

Recommendation

Site/Strategy	Recommendation
F_35B	Reserve Site for Housing Development (capacity 49dw)
F_44	Reserve Site for Housing Development (capacity 28dw)
Development Strategy	It is recommended that no further sites should be allocated for housing development in Fairford due to the high amount of dwellings already built or committed (454). This has far exceeded the original 260 envisaged through the PDS for Fairford.

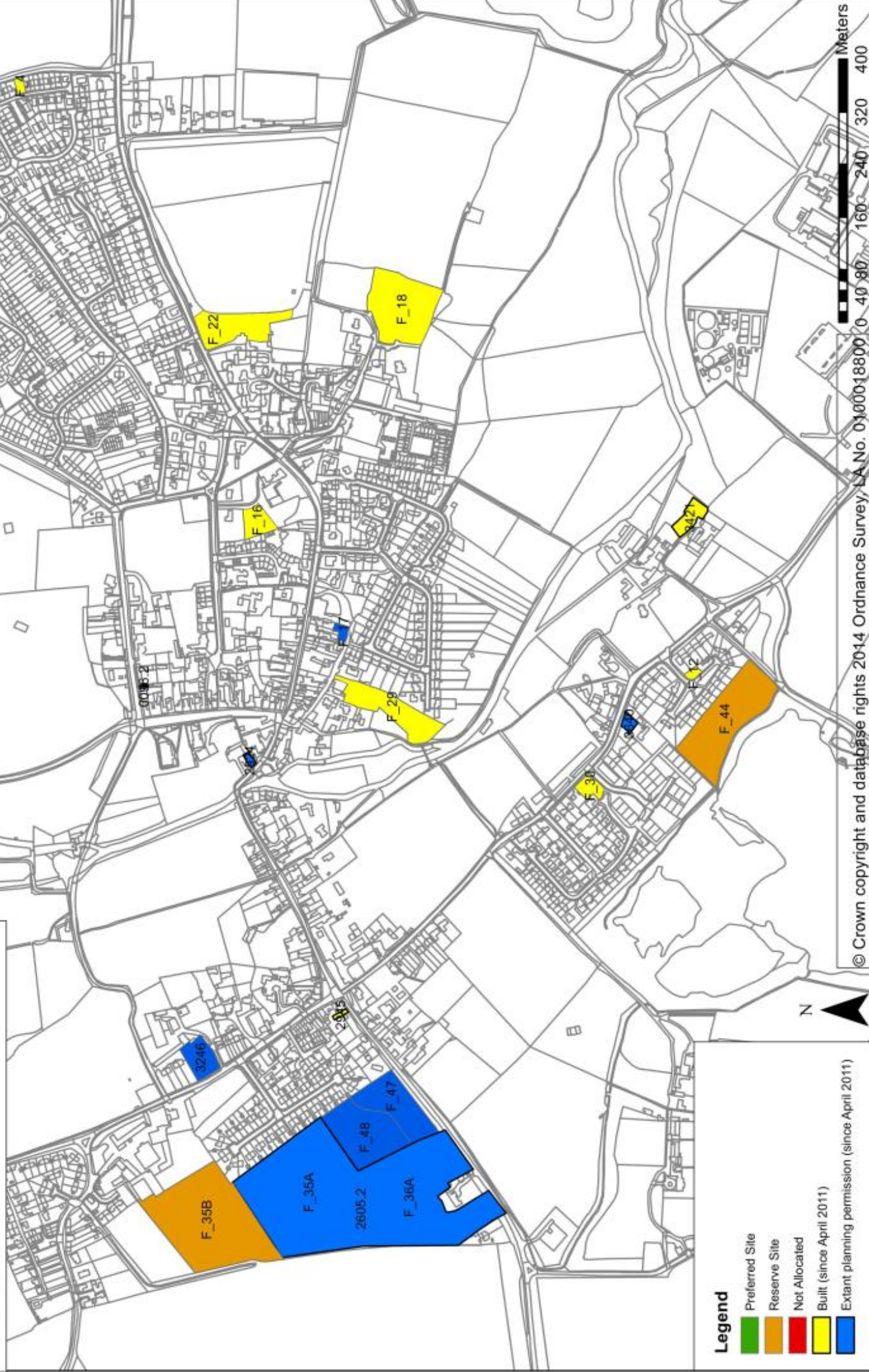
Map 1: Housing Allocations

Fairford



Map 2: All Housing Sites (since April 2011)

Fairford



4 Settlements

4.8 Kemble

Criteria	K_1B Land between Windmill Road and A429	K_2 Land at Station Road	K_5 Land to north-west of Kemble Primary School
Community Engagement Feedback	RED	AMBER	RED
Sustainability Appraisal - 'Points of the Compass' constraints appraisal	GREEN	N/A	AMBER
Sustainability Appraisal - Site Assessments	AMBER	AMBER	AMBER
Objective A - Communities	GREEN	RED	GREEN
Objective B - Environmental Sustainability	GREEN	GREEN	GREEN
Objective C - Economy, Employment and Retail	RED	GREEN	RED
Objective D - Housing	GREEN	GREEN	GREEN
Accessibility including Objective E - Travel, Transport and Access;	GREEN	GREEN	GREEN
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities;	RED	AMBER	RED
Natural Environment, including Objective G - Natural Resources	RED	RED	RED
Infrastructure - impact and delivery, including Objective H - Infrastructure (excluding GI considerations)	GREEN	GREEN	GREEN
Green infrastructure – impact and delivery, including Objective H - Infrastructure where it relates to GI	TBC	TBC	TBC

Settlements 4

Criteria	K_1B Land between Windmill Road and A429	K_2 Land at Station Road	K_5 Land to north-west of Kemble Primary School
Objective I - Cirencester	N/A	N/A	N/A
Objective J - Cotswold Water Park	N/A	N/A	N/A
Delivering the Development Strategy (incl Settlement Strategy)	GREEN	GREEN	GREEN
Traffic & Highways	AMBER	GREEN	GREEN
Flood Risk - sequential test (NPPF)	GREEN	AMBER	AMBER
Water Environment	TBC	TBC	TBC
AONB (NPPF)	GREEN	GREEN	GREEN
Other potential designations / uses / allocations?	GREEN	RED	GREEN
Deliverability (NPPF)	TBC	TBC	TBC
Agricultural Land Classification (NPPF)	AMBER	AMBER	AMBER

Table 12 Kemble - Site Appraisal RAG Chart

4 Settlements

Officer Analysis and Evaluation

Points to consider	Settlement Discussion: Kemble
<p>Housing/employment requirements</p> <p><i>Refer to numbers indicated in Preferred Development Strategy May 2013 (PDS), and indicative capacities for sites in SHLAA. Are there sufficient sites suitable? Is there a choice of sites? What are the implications for Development Strategy?</i></p>	<p>The Preferred Development Strategy (PDS May 2013) indicated up to 80 dwellings should be developed in Kemble for the plan period (2011 to 2031). To date there have been 55 dwellings built and committed, leaving about 25 dwellings to identify sites for. The capacity of all the SHLAA sites is 36 dwellings.</p> <p>With regard to employment requirements, a District-wide figure of 28 hectares of employment land (B1, B2 and B8 use classes) is being used for the Site allocations work. The PDS identified that the nearby existing employment areas of Kemble Enterprise Park would be protected. No additional employment sites came through the SELAA process in Kemble, and therefore none were considered through the Site Allocations work.</p>
<p>Weigh up criteria in RAG Chart for Settlement –(focus on those criteria that are highlighted as 'red')</p> <p><i>What is the relative significance of the criteria to that settlement? Compare how sites differ or not? Are there any reasons for not going with community view? What does the Sustainability Appraisal (SA) indicate? Does the NPPF have an impact?</i></p>	<p>Site K_1B – Has a potential capacity of 13 dw. The Community feedback is that overall the site is unsuitable for development on the grounds that there should not be further development in the village.</p> <p>Local Plan Objective C is flagged 'red' in the RAG chart analysis as the development has the potential to negatively impact on the SLA and the ability of the village to attract tourism, and also its impact on agriculture use. Local Plan Objective F is 'red' on grounds of the site being in the setting of a listed building and is a greenfield site within the SLA. More testing is required to determine the potential impact on a European designated wildlife site and thus Local Plan Objective G is graded 'red'. However, this has been downgraded to 'Amber' in the Sustainability Appraisal (SA) because the wildlife site is more than 4km away.</p> <p>Site K_2 – Has a potential capacity of 12 dw on the part of the site not covered by the allotments. The Community Feedback is that this is the preferred site if there had to be development in the village, subject to securing the long term future of the Community Gardens which occupies part of the site.</p> <p>It is for this reason that the Local Plan Objective A 'Communities' scores 'red', however, this can be overcome through design and agreement to protect the gardens. The site has significant biodiversity value, as before, this can be mitigated through design, reducing the dwelling numbers and protecting the Community Gardens. The 'red' in the 'Other Uses' category is the promotion of the site by the</p>

Settlements 4

Points to consider	Settlement Discussion: Kemble
	<p>Parish Council to designate the site as a Local Green Space. It is considered that this is to protect the Community Gardens and thus would not prevent development on the rest of the site.</p> <p>Site K_5 - Has a potential capacity of 11 dw. The Community feedback is that overall the site is unsuitable for development on the grounds that there should not be further development in the village.</p> <p>Local Plan Objective C is flagged 'red' as the development has the potential to negatively impact on the Special Landscape Area (SLA) and the ability of the village to attract tourism, and also its impact on agriculture use. As with Site K_1B, Local Plan Objective G is graded 'red', but this has been downgraded to 'Amber' in the SA because the European designated wildlife site is more than 4km away.</p>
<p>Consider community benefits and infrastructure gaps / provision</p> <p><i>Will a site help to fill a gap in infrastructure? Could a site help meet a community benefit that has been identified locally as a priority?</i></p>	<p>A full list of infrastructure (Interim IDP 2013) requirements is at Appendix D. Of high priority to the Community are concerns on the following due to increased population resulting from potential new development:</p> <ul style="list-style-type: none"> ● Community centres – improved social facilities required ● Education – enhancements to the local school required ● Open Space – part of K_2 has been put forward by the Parish Council as a Local Green Space to protect the Community Gardens ● Sports Facilities – improved sports facilities are required <p>All sites will be required to contribute towards the provision of infrastructure as identified in the Interim IDP (2013) and the most up to date available version. The allocation of part of K_2 for housing offers the opportunity to protect the Community Gardens through a s106 agreement. There are no infrastructure issues to prevent development identified in the Interim IDP (2013).</p>
<p>Conclusion</p> <p><i>Are there any planning reasons for not going with the community view? Can</i></p>	<p>Overall, there are no planning reasons for overriding the Community's views on sites at this stage of the plan-making process.</p> <p>K_2 – this should be a Preferred Site. This site is the preferred site of the Community and has the potential to bring forward the benefit of securing the Community Gardens.</p>

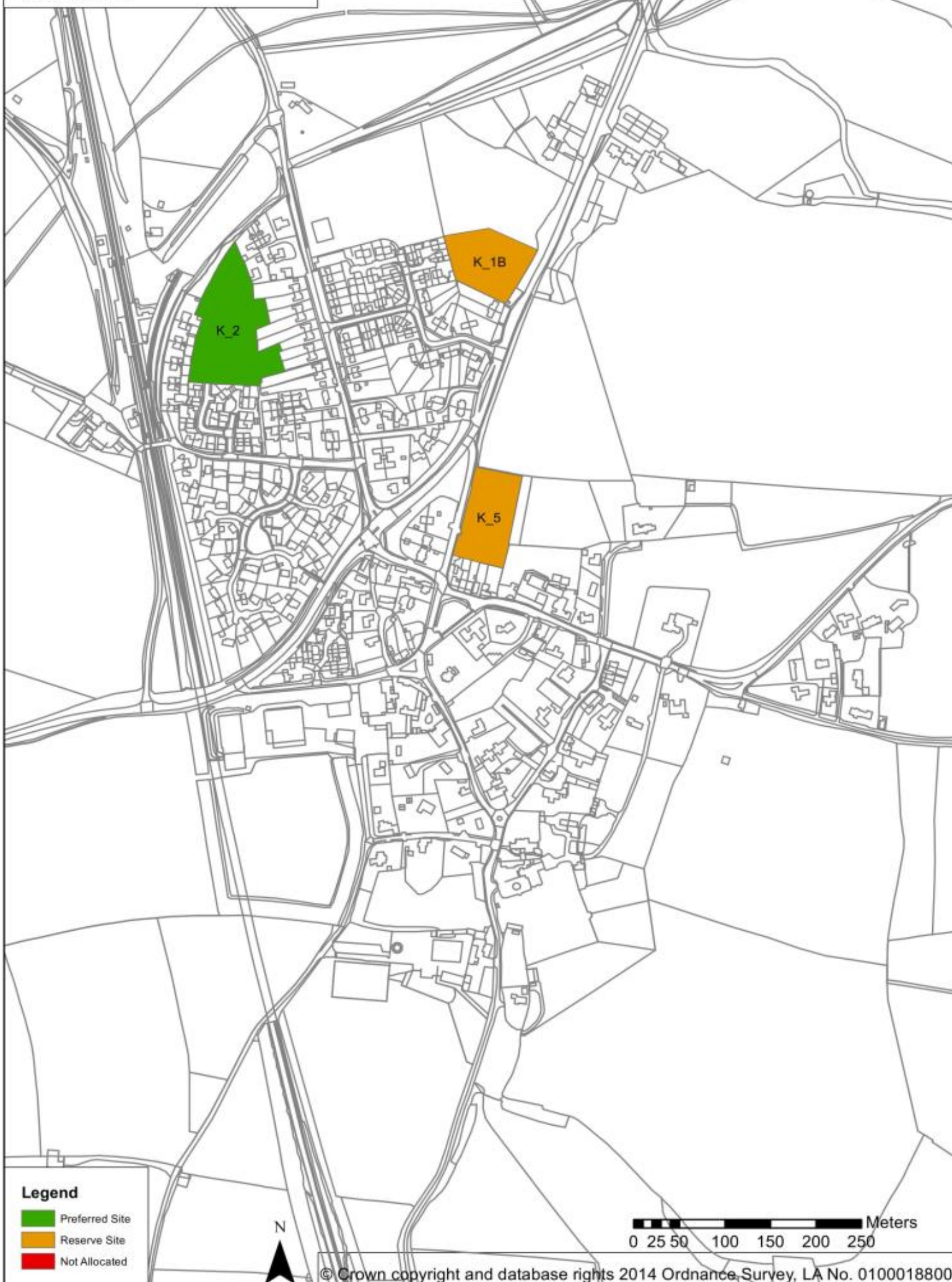
4 Settlements

Points to consider	Settlement Discussion: Kemble
<p><i>mitigation be done to overcome issues identified? Are there wider implications for the Local Plan development strategy?</i></p>	<p>The other two sites being considered have been assessed and do have development potential, but it is not considered necessary to go against the views of the community at this stage as the sites are not needed to deliver the overall local plan development strategy. Therefore it is recommended that K1_B and K_5 become 'reserve sites'.</p>

Recommendation

Site/Strategy	Recommendation
K_1B	Reserve Site for Housing Development (capacity 13dw)
K_2	Preferred Site for Housing Development subject to securing the long term protection of the Community Gardens (capacity 12)
K_5	Reserve Site for Housing Development (capacity 11dw)
Development Strategy	The Preferred site could deliver about 12 dwellings. The Development Strategy must consider whether the remaining 13 dwellings should be redistributed elsewhere or whether further sites should be found in or adjacent to the village.

Map 1: Housing Allocations Kemble



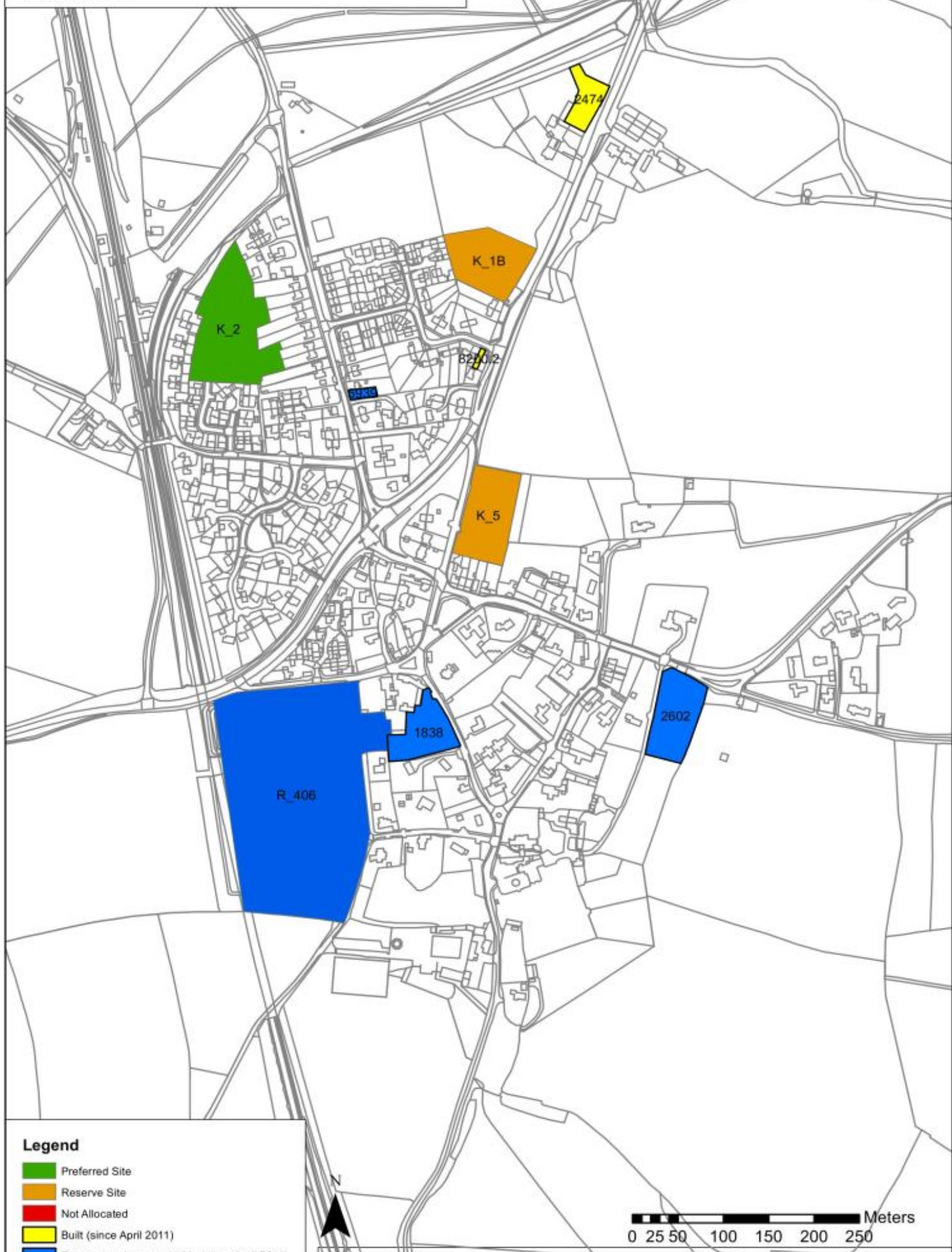
Legend

- Preferred Site
- Reserve Site
- Not Allocated



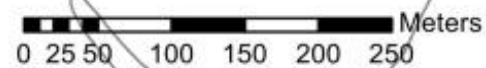
0 25 50 100 150 200 250 Meters

Kemble



Legend

- Preferred Site
- Reserve Site
- Not Allocated
- Built (since April 2011)
- Extant planning permission (since April 2011)



Settlements 4

4.9 Lechlade on Thames

Criteria	L_14 Land at Lechlade Manor, adj Oak Street	L_18b Land west of Orchard Close, Downington	L_19 Land south of Butler's Court
Community Engagement Feedback	AMBER	AMBER	GREEN
Sustainability Appraisal - 'Points of the Compass' constraints appraisal	N/A	GREEN	GREEN
Sustainability Appraisal - Site Assessments	N/A	RED	RED
Objective A - Communities	GREEN	GREEN	GREEN
Objective B - Environmental Sustainability	GREEN	GREEN	GREEN
Objective C - Economy, Employment and Retail	RED	GREEN	GREEN
Objective D - Housing	GREEN	GREEN	GREEN
Accessibility including Objective E - Travel, Transport and Access;	GREEN	GREEN	GREEN
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities;	RED	AMBER	GREEN
Natural Environment, including Objective G - Natural Resources	RED	RED	AMBER
Infrastructure - impact and delivery, including Objective H - Infrastructure (excluding GI considerations)	GREEN	GREEN	GREEN
Green infrastructure – impact and delivery, including Objective H - Infrastructure where it relates to GI	TBC	TBC	TBC

4 Settlements

Criteria	L_14 Land at Lechlade Manor, adj Oak Street	L_18b Land west of Orchard Close, Downington	L_19 Land south of Butler's Court
Objective I - Cirencester	N/A	N/A	N/A
Objective J - Cotswold Water Park	RED	GREEN	GREEN
Delivering the Development Strategy (incl Settlement Strategy)	RED	GREEN	GREEN
Traffic & Highways	GREEN	GREEN	GREEN
Flood Risk - sequential test (NPPF)	N/A	AMBER	RED
Water Environment	TBC	TBC	TBC
AONB (NPPF)	GREEN	GREEN	GREEN
Other potential designations / uses / allocations?	RED	GREEN	GREEN
Deliverability (NPPF)	TBC	TBC	TBC
Agricultural Land Classification (NPPF)	N/A	AMBER	RED

Settlements 4

Criteria	L_14 Land at Lechlade Manor, adj Oak Street	L_18b Land west of Orchard Close, Downington	L_19 Land south of Butler's Court
<p>NB The Community also completed detailed site assessments on L13, L_14 and L_30, which are classed as "not currently developable" sites in the SHLAA. L_13 and L_30 were deemed not suitable for development by the Community, so have not been assessed further in the RAG chart.</p>			

Table 13 Lechlade - Site Appraisal RAG Chart (Housing Sites)

4 Settlements

Criteria	LEC_E1 Land north of Butlers Court	LEC_E2a Land at north Lechlade (Site B)
Community Engagement Feedback	N/A	N/A
Sustainability Appraisal - 'Points of the Compass' constraints appraisal	GREEN	GREEN
Sustainability Appraisal - Site Assessments	RED	AMBER
Objective A - Communities	GREEN	GREEN
Objective B - Environmental Sustainability	GREEN	GREEN
Objective C - Economy, Employment and Retail	GREEN	GREEN
Objective D - Housing	N/A	N/A
Accessibility including Objective E - Travel, Transport and Access;	AMBER	AMBER
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities;	AMBER	AMBER
Natural Environment, including Objective G - Natural Resources	RED	RED
Infrastructure - impact and delivery, including Objective H - Infrastructure (excluding GI considerations)	GREEN	GREEN
Green infrastructure – impact and delivery, including Objective H - Infrastructure where it relates to GI	TBC	TBC

Settlements 4

Criteria	LEC_E1 Land north of Butlers Court	LEC_E2a Land at north Lechlade (Site B)
Objective I - Cirencester	N/A	N/A
Objective J - Cotswold Water Park	GREEN	RED
Delivering the Development Strategy (incl Settlement Strategy)	AMBER	AMBER
Traffic & Highways	GREEN	GREEN
Flood Risk - sequential test (NPPF)	AMBER	GREEN
Water Environment	TBC	TBC
AONB (NPPF)	GREEN	GREEN
Other potential designations / uses / allocations?	GREEN	GREEN
Deliverability (NPPF)	TBC	TBC
Agricultural Land Classification (NPPF)	AMBER	AMBER

Table 14 Lechlade - Site Appraisal RAG Chart (Employment Sites)

4 Settlements

Officer Analysis and Evaluation

Points to Consider	Settlement Discussion: Lechlade-on-Thames
<p>Housing/employment requirements</p> <p><i>Refer to numbers indicated in Preferred Development Strategy May 2013 (PDS), and indicative capacities for sites in SHLAA. Are there sufficient sites suitable? Is there a choice of sites? What are the implications for Development Strategy?</i></p>	<p>The Preferred Development Strategy (PDS May 2013) indicated up to 140 dwellings should be developed in Lechlade-on-Thames for the plan period (2011 to 2031). Completions and commitments to date have delivered 92 dwellings, leaving about 48 dwellings to allocate. The total capacity of SHLAA sites is 18. This has implications for the Strategy.</p> <p>With regard to employment requirements, a District-wide figure of 28 hectares of employment land (B1, B2 and B8 use classes) is being used for the Site allocations work. The PDS indicated that an appropriate site capable of delivering employment development will be identified in Lechlade through the site allocations process. Ideally the site should include small-scale workspace suitable for business start-ups. The existing long term employment allocation at the Old Station will be removed in line with NPPF paragraph 22. The site also has permission, subject to Section 106 agreement, for housing development.</p> <p>Two potential employment sites have come forward: LEC E_1, is 1.25 ha, on land north of Butlers Court, and LEC_E2A which is 4.53ha on land at north Lechlade.</p>
<p>Weigh up criteria in RAG Chart for Settlement</p> <p>(focus on those criteria that are highlighted as 'red')</p> <p><i>What is the relative significance of the criteria to that settlement? Compare how sites differ or not? Are there any reasons for not going with community view? What does the Sustainability Appraisal (SA) indicate? Does the NPPF have an impact?</i></p>	<p>Housing Sites</p> <p>L_14 was assessed by the Community despite it being assessed through the SHLAA as "not currently developable". The Community thought that the site is suitable for housing development, such as extra care housing with mitigation. This would include sensitive design not detracting from the historic character of Lechlade and observing the Conservation Area.</p> <p>The sensitivity of this site in terms of the historic landscape character and impact on listed buildings and being within a conservation area has raised a number of red flags in the RAG chart in Objectives C, F, G and J and Delivering the Development Strategy. The site was assessed in the SHLAA as "not currently developable" on the following grounds: "It is considered that the site should be protected for its historic parkland characteristics and its importance in the landscape setting of Lechlade. It is also within the Conservation area and water Treatment 800m buffer zone."</p> <p>L_18B has a potential capacity of 9 dw. The Community feedback considers it suitable for development subject to on site and off site mitigation. Access to the town and local facilities is good for pedestrians and vehicles, existing</p>

Settlements 4

Points to Consider	Settlement Discussion: Lechlade-on-Thames
	<p>hedges and trees are important. The housing should reflect the character of the area in terms of mix and scale. Hedges should be retained and open space provided on site, with adequate on site parking provided.</p> <p>The SA has flagged that a small proportion of the site is in Flood Zone 2, however, 99.44% of the site is in flood zone 1, so this is not an issue. Objective G is flagged as red as it has a medium impact on the landscape and the potential impact on the European designated conservation area has to be investigated. However, these are not sufficient to rule out development at this stage.</p> <p>L_19 has a potential capacity of 9 dw. The Community feedback is that the site is suitable for development.</p> <p>The SA has flagged up that a proportion of the site is within flood zone 2 and 3, however 80% is in flood zone 1, which means that it could still be developed. There is a negligible part of the site in the 1 in 1000 year surface flood zone, again, not enough to preclude development. The Sequential Test has to flag this up as an issue, although in reality it is not.</p>
	<p>Employment Sites:</p> <p>LEC_E1: The site is made up of disused agricultural buildings and is 1.25ha in size. In the RAG chart analysis, the SA is flagged as 'red' overall because it has two 'amber' issues - the site is within 700m of the Cotswold Water Park SSSI and the site intersects with a 1 in 100 year surface water flood zone. However, the Sequential Test concludes that the surface water flood risk is very low. Objective G 'Natural Resources' is flagged as 'red', due to the potential impact on a listed building and the landscape, and also the site has the potential to impact on a European site (it lies 12km from North Meadow/Clattinger farm SAC). However, the SA did not raise this as a significant issue due to it being over 5km away. Given that the site is effectively previously developed and the scale of employment development proposed, it is considered that with careful design the constraints and potential impacts could be overcome. The site would provide a good opportunity to achieve a dedicated employment site in Lechlade, however viability could be a potential problem.</p> <p>LEC_E2A: The site is 4.53ha and is greenfield, breaking new ground to the north of Lechlade. The type of user envisaged for the site would be a prestige headquarters or business park, which is too large a scale for a town the size of Lechlade, as it would require a significant amount of in-commuting. In terms of scale, this is considered to be a strategic employment site, and would be more suited to the larger more sustainable</p>

4 Settlements

Points to Consider	Settlement Discussion: Lechlade-on-Thames
	<p>settlements identified in the PDS such as Cirencester, Moreton or Tetbury. Also, Lechlade has no history of being able to sustain a successful employment site and therefore the viability of such a large scale site would be doubtful. The District Council's viability consultants (Hewdons 2014) have indicated that new, greenfield employment sites located adjacent to residential areas, are unlikely to be viable in the District. The most viable locations are those which build upon existing, successful industrial estates and business parks. Objective G 'Natural Resources' is flagged as 'red' as further testing is required to establish the level of impact development would have on a Key Wildlife Site. Also, Objective J 'Cotswold Water Park' is flagged as 'red' as development could potentially impact negatively on a Key Wildlife Site and would develop land intended for low intensive recreational development.</p>
<p>Consider community benefits and infrastructure gaps / provision</p> <p><i>Will a site help to fill a gap in infrastructure? Could a site help meet a community benefit that has been identified locally as a priority?</i></p>	<p>A full list of infrastructure requirements is at Appendix D (Interim IDP 2013). Of high priority to the Community are concerns on the following due to increased population resulting from potential new development:</p> <ul style="list-style-type: none"> ● Flood & water: Concerns raised over flooding. Thames Water have identified that water supply and sewage capacity is limited and will require investment. ● Transport: Concerns raised over access from Moorgate onto the main road. <p>The Interim IDP (2013) states that no specific issues are identified that would have significant implications for the phasing of development.</p>
<p>Conclusion</p> <p><i>Are there any planning reasons for not going with the community view? Can mitigation be done to overcome issues identified? Are there wider implications for the Local Plan development strategy?</i></p>	<p>The majority of the Community's views have been followed in the following recommendations, apart from L_14.</p> <p>L_14 should not be allocated as it should be protected for its historic landscape characteristics.</p> <p>L_18B should be a Preferred Site.</p> <p>L_19 should be a Preferred Site.</p> <p>LEC_E1 - although there is an issue over viability, the Community are keen to have a dedicated employment site in Lechlade, and on balance this site presents the most suitable opportunity. It should therefore be a Preferred Site .</p>

Settlements 4

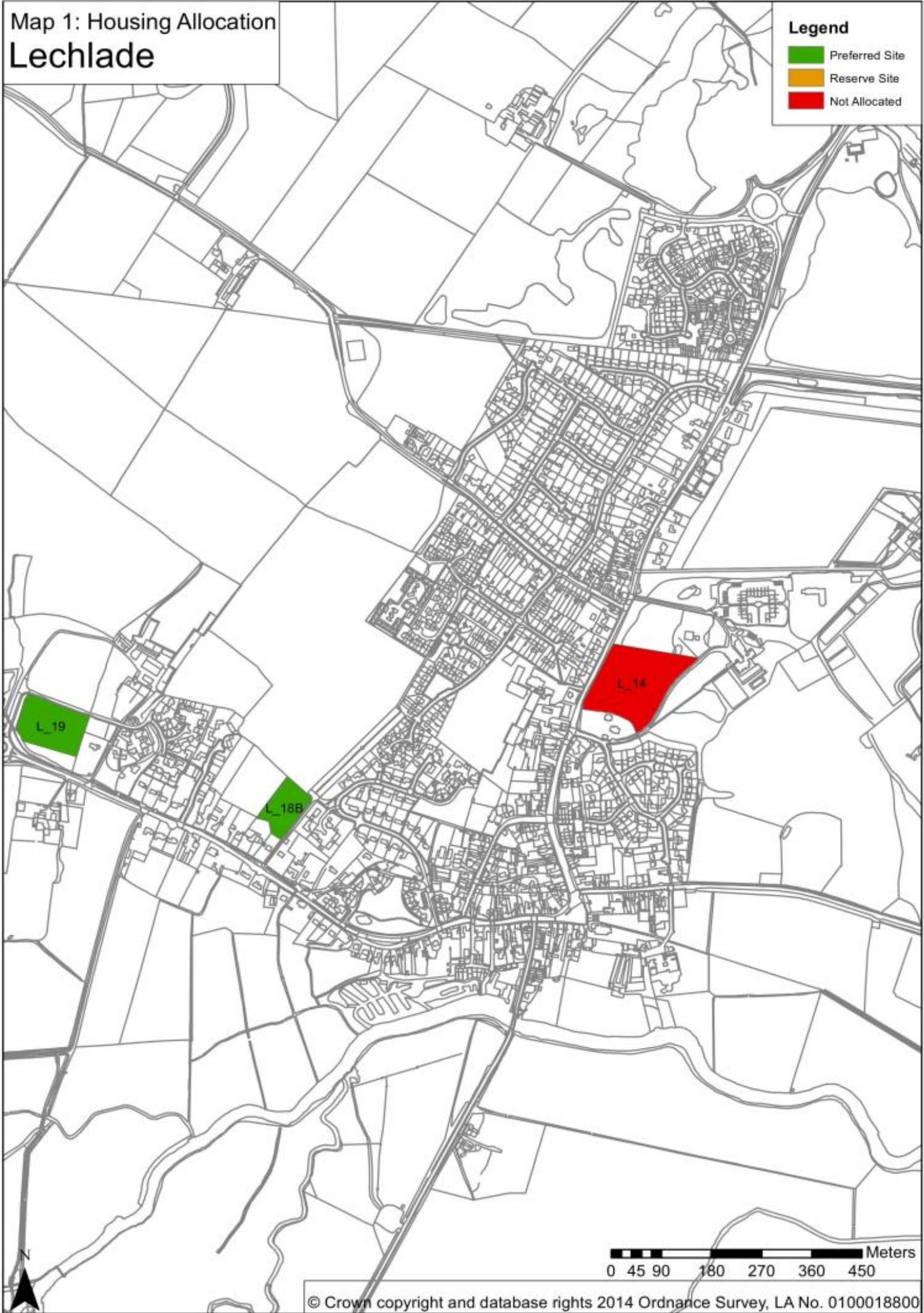
Points to Consider	Settlement Discussion: Lechlade-on-Thames
	LEC_E2A - the site is too large scale for Lechlade and should not be allocated for development.

Recommendation

Site/Strategy	Recommendation
L_14	Not allocated for development.
L_18B	Preferred Site for Housing Development (capacity 9dw)
L_19	Preferred Site for Housing Development (capacity 9dw)
LEC_E1	Preferred Site for Employment Development (1.25ha)
LEC_E2A	Not Allocated for Development (4.53ha)
Development Strategy	<p>The total estimated capacity of the Preferred Sites for allocation for housing development equates to 18 dwellings. Added to the 92 dwellings already built or committed, this equates to 110 dwellings, which is below the 140 dwellings considered appropriate for the town. The Development Strategy will need to consider if sufficient housing is allocated in this settlement, or should new sites should be found or, indeed, if this under supply should be allocated elsewhere in the District.</p> <p>There is sufficient employment land in a suitable location to make an appropriate contribution towards meeting the District-wide requirement for B class employment land, but more importantly to try and establish a viable small scale employment site in Lechlade.</p>

Map 1: Housing Allocation Lechlade

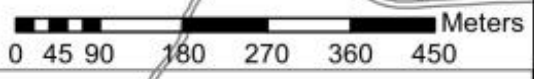
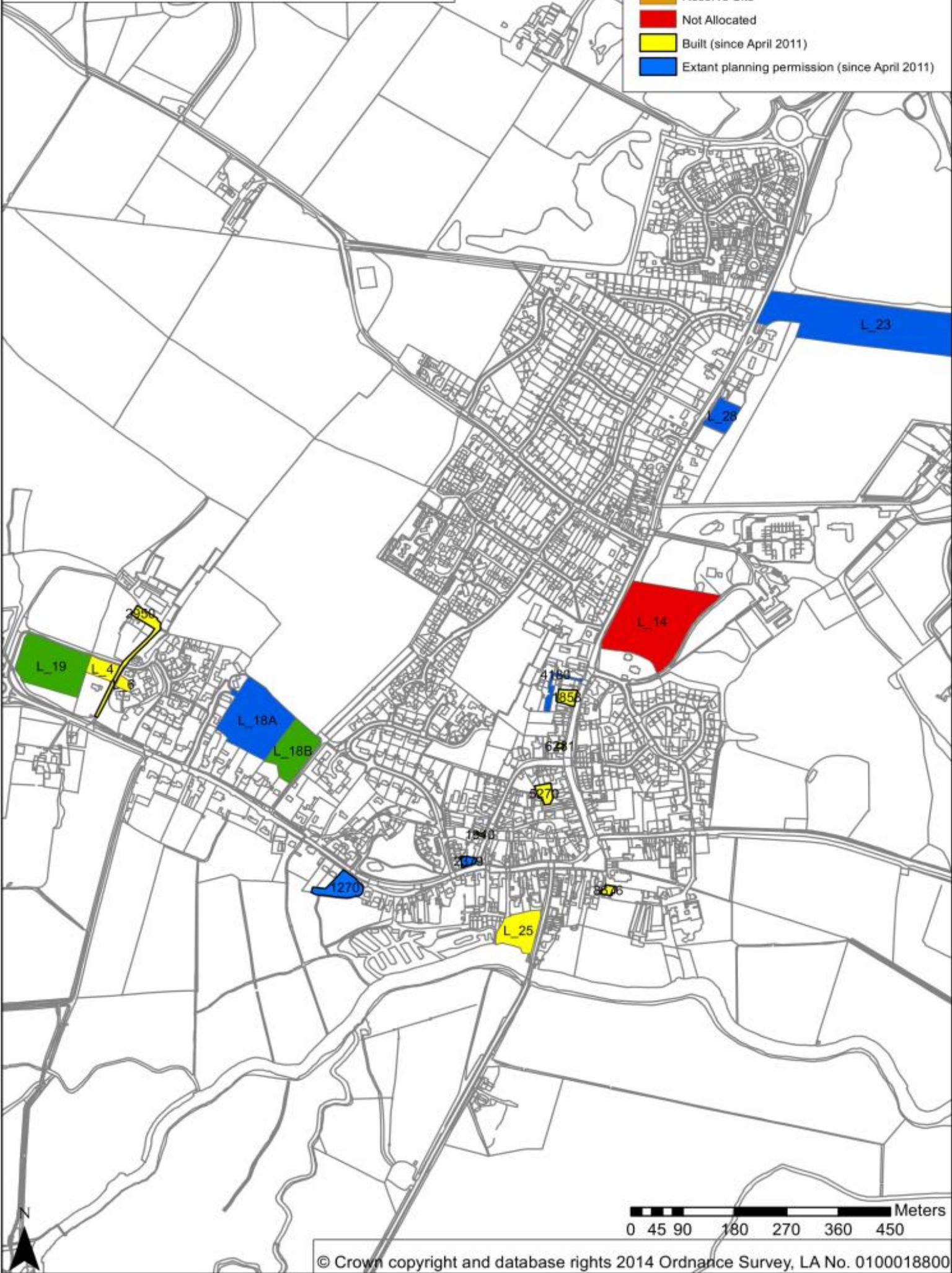
- Legend**
- Preferred Site
 - Reserve Site
 - Not Allocated



Map 2: All Housing Sites (since April 2011) Lechlade

Legend

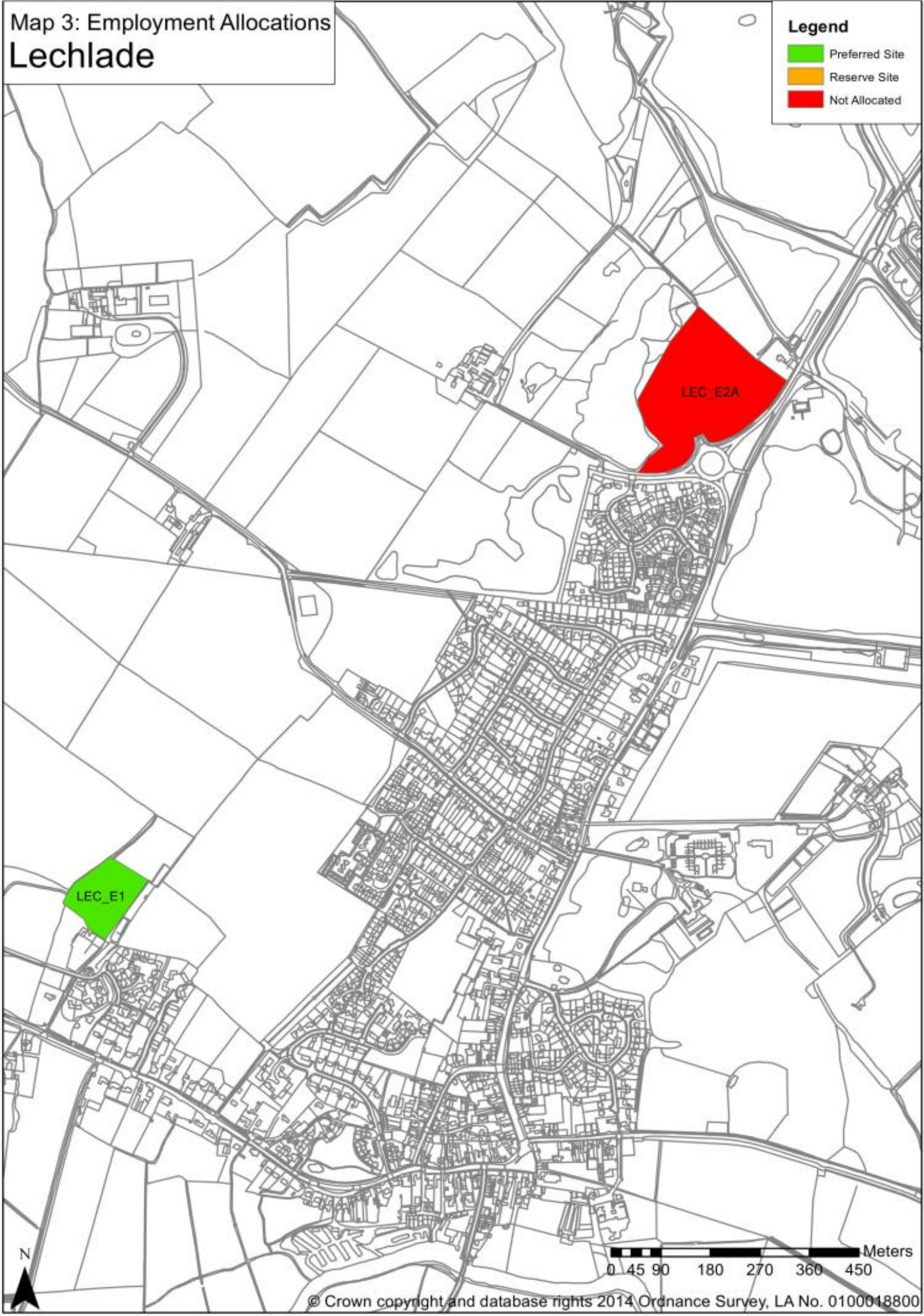
- Preferred Site
- Reserve Site
- Not Allocated
- Built (since April 2011)
- Extant planning permission (since April 2011)



Map 3: Employment Allocations Lechlade

Legend

- Preferred Site
- Reserve Site
- Not Allocated



Settlements 4

4.10 Mickleton

Criteria	MK_4 Land at Granbrook Lane C
Community Engagement Feedback	RED
Sustainability Appraisal - 'Points of the Compass' constraints appraisal	AMBER
Sustainability Appraisal - Site Assessments	AMBER
Objective A - Communities	GREEN
Objective B - Environmental Sustainability	GREEN
Objective C - Economy, Employment and Retail	AMBER
Objective D - Housing	GREEN
Accessibility including Objective E - Travel, Transport and Access;	AMBER
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities;	GREEN
Natural Environment, including Objective G - Natural Resources	AMBER
Infrastructure - impact and delivery, including Objective H - Infrastructure (excluding GI considerations)	GREEN
Green infrastructure – impact and delivery, including Objective H - Infrastructure where it relates to GI	TBC

4 Settlements

Criteria	MK_4 Land at Granbrook Lane C
Objective I - Cirencester	N/A
Objective J - Cotswold Water Park	N/A
Delivering the Development Strategy (incl Settlement Strategy)	GREEN
Traffic & Highways	GREEN
Flood Risk - sequential test (NPPF)	AMBER
Water Environment	TBC
AONB (NPPF)	AMBER
Other potential designations / uses / allocations?	GREEN
Deliverability (NPPF)	N/A
Agricultural Land Classification (NPPF)	RED*
*NB. MK_4 - Agricultural Land Classification shows approx. 2/3 of site as Grade 3, rest as Grade 2, hence RAG status as RED	

Table 15 Mickleton - Site Appraisal RAG Chart

Settlements 4

Officer Analysis and Evaluation

Points to Consider	Settlement Discussion: Mickleton
<p>Housing/employment requirements</p> <p><i>Refer to numbers indicated in Preferred Development Strategy May 2013 (PDS), and indicative capacities for sites in SHLAA. Are there sufficient sites suitable? Is there a choice of sites? What are the implications for Development Strategy?</i></p>	<p>The Preferred Development Strategy proposed 80 dwellings in the plan period 2011 to 2031 (PDS May 2013) To date, built and committed have exceeded this, totalling 148. The capacity of the SHLAA sites is 8dw.</p> <p>This has implications for the Development Strategy.</p> <p>With regard to employment requirements, a District-wide figure of 28 hectares of employment land (B1, B2 and B8 use classes) is being used for the Site Allocations work. The PDS identified that the nearby existing employment areas of Seyfried Industrial Estate would be protected. No additional employment sites came through the SELAA process in Mickleton, and therefore none were considered through the site allocations work.</p>
<p>Weigh up criteria in RAG Chart for Settlement</p> <p>(focus on those criteria that are highlighted as 'red')</p> <p><i>What is the relative significance of the criteria to that settlement? Compare how sites differ or not? Are there any reasons for not going with community view? What does the Sustainability Appraisal (SA) indicate? Does the NPPF have an impact?</i></p>	<p>Site MK_4 - has a potential capacity of 8dw. The Community Feedback is that the site is unsuitable for development, as it is within the AONB, damaging to wildlife through loss of habitat, erosion of the beautiful countryside in and around Mickleton. This would ultimately impact on the tourist industry.</p> <p>The only other 'red' flag on the RAG chart is for agricultural land, as the site is grade 2 and 3 agricultural land. However, part of the site is brownfield.</p>
<p>Consider community benefits and infrastructure gaps / provision</p> <p><i>Will a site help to fill a gap in infrastructure? Could a site help meet a community benefit that has been identified locally as a priority?</i></p>	<p>A full list of infrastructure requirements (Interim IDP 2013) is at Appendix D. Of high priority to the Community are concerns on the following:</p> <ul style="list-style-type: none"> • Transport: Access /road safety concerns in view of the proposed development site raised. <p>The Interim IDP (2013) did not identify any specific issues that would have significant implications for the phasing of development. However, this was assessed on the PDS figure</p>

4 Settlements

Points to Consider	Settlement Discussion: Mickleton
	of 80 dwellings. The review of the IDP is currently assessing the implications of a maximum higher figure of 149 dw plus the potential 8dw at MK_4.
<p>Conclusion</p> <p><i>Are there any planning reasons for not going with the community view? Can mitigation be done to overcome issues identified? Are there wider implications for the Local Plan development strategy?</i></p>	<p>Given that the completions and commitments to date exceed the amount of development envisaged for Mickleton in the PDS, it is recommended that no further sites are allocated for housing development in the plan period. This also accords with the views of the Community.</p> <p>However, MK_4, has been assessed and does have development potential, but the site is not needed in this plan period. Therefore it is recommended that MK_4 should be a reserve site.</p>

Recommendation

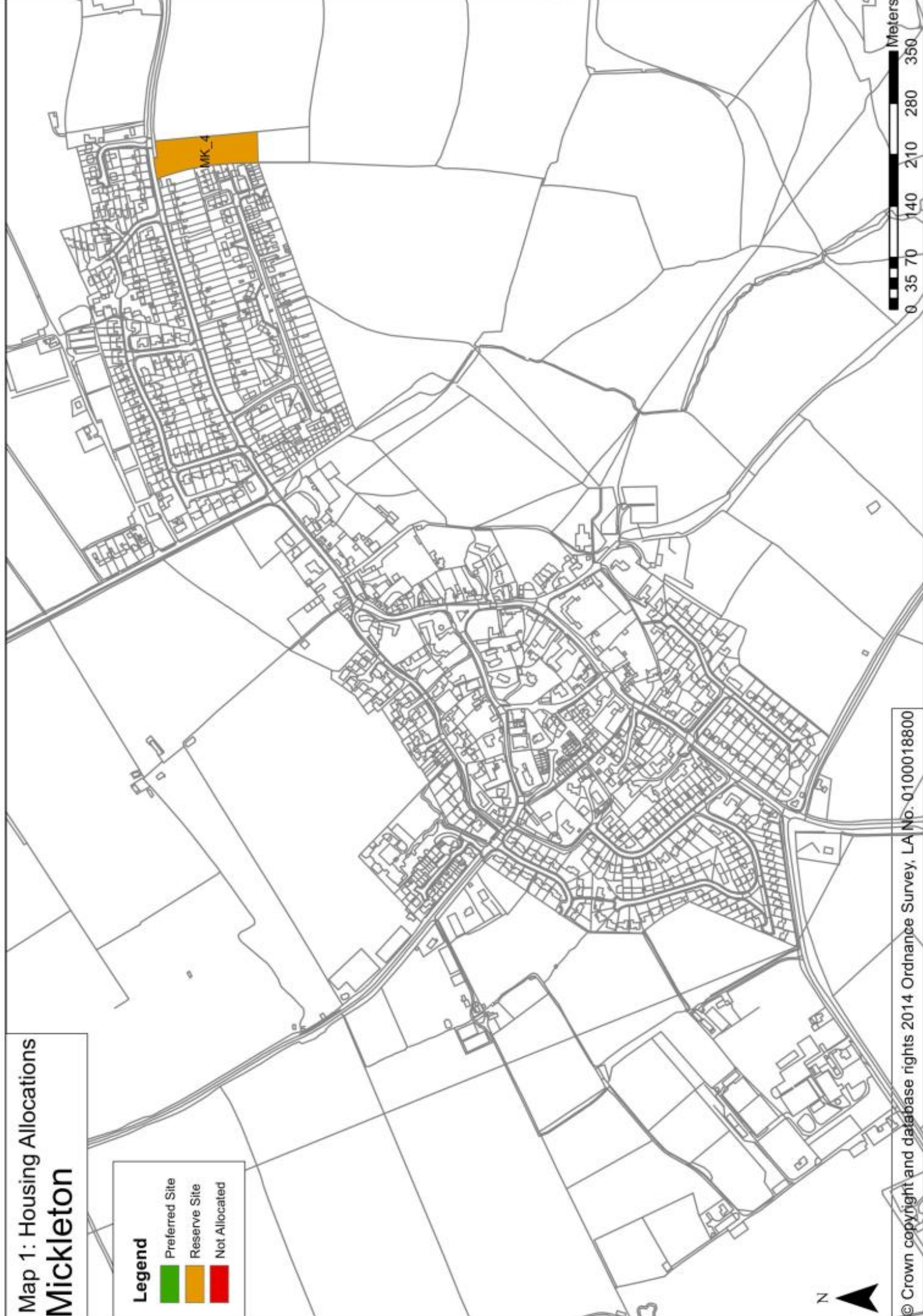
Site/Strategy	Recommendation
MK_4	Reserve Site for Housing Development (capacity 8dw)
Development Strategy	It is recommended that no further sites should be allocated for housing development in Mickleton due to the high amount of dwellings already built or committed (148). This has exceeded the original 80 envisaged through the PDS for Mickleton.

Map 1: Housing Allocations Mickleton

Legend

- Preferred Site
- Reserve Site
- Not Allocated

MK_4

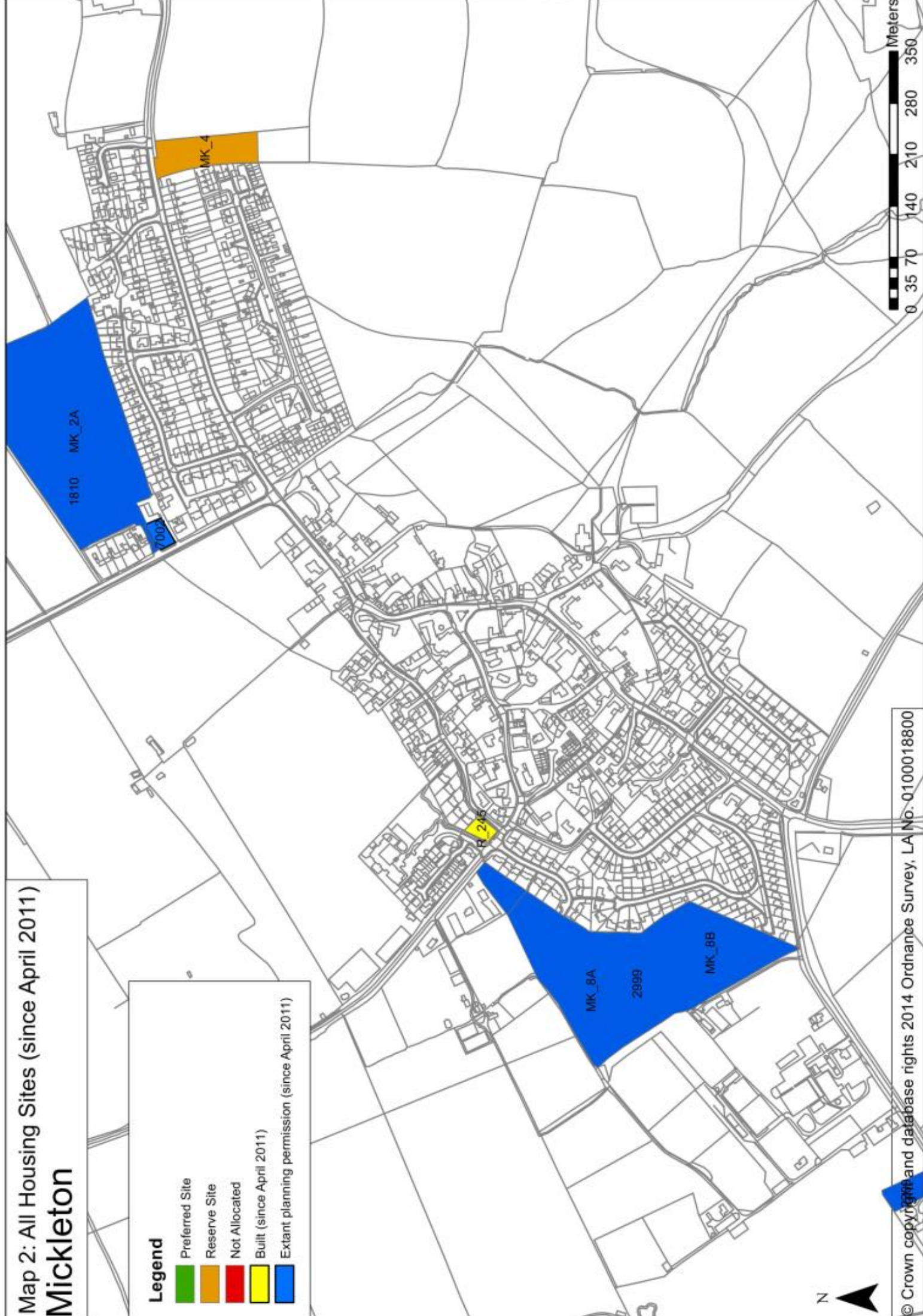


Map 2: All Housing Sites (since April 2011)

Mickleton

Legend

- Preferred Site
- Reserve Site
- Not Allocated
- Built (since April 2011)
- Extant planning permission (since April 2011)



Settlements 4

4.11 Moreton in Marsh

Criteria	M_12a Land at Evanlode Road	M_19a Land south-east of Fosseway Avenue	M_19b Land south-east of Fosseway Avenue	M_57 1-8 Charlton Terrace	M_60 Former Hospital Site
Community Engagement Feedback	RED	RED	RED	RED	GREEN
Sustainability Appraisal - 'Points of the Compass' constraints appraisal	AMBER	AMBER	AMBER	N/A	N/A
Sustainability Appraisal - Site Assessments	AMBER	RED	RED	GREEN	RED
Objective A - Communities	GREEN	GREEN	GREEN	GREEN	GREEN
Objective B - Environmental Sustainability	AMBER	AMBER	AMBER	AMBER	AMBER
Objective C - Economy, Employment and Retail	AMBER	AMBER	AMBER	GREEN	GREEN
Objective D - Housing	AMBER	AMBER	AMBER	GREEN	GREEN
Accessibility including Objective E - Travel, Transport and Access;	AMBER	GREEN	AMBER	GREEN	GREEN
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities;	AMBER	RED	AMBER	RED	GREEN
Natural Environment, including Objective G - Natural Resources	AMBER	RED	AMBER	AMBER	GREEN
Infrastructure - impact and delivery, including Objective H - Infrastructure (excluding GI considerations)	GREEN	GREEN	GREEN	GREEN	GREEN
Green infrastructure – impact and delivery, including Objective H - Infrastructure where it relates to GI	TBC	TBC	TBC	TBC	TBC
Objective I - Cirencester	N/A	N/A	N/A	N/A	N/A
Objective J - Cotswold Water Park	N/A	N/A	N/A	N/A	N/A

4 Settlements

Criteria	M_12a Land at Evanlode Road	M_19a Land south-east of Fossey Avenue	M_19b Land south-east of Fossey Avenue	M_57 1-8 Charlton Terrace	M_60 Former Hospital Site
Delivering the Development Strategy (incl Settlement Strategy)	GREEN	GREEN	GREEN	GREEN	GREEN
Traffic & Highways	AMBER	GREEN	GREEN	RED	GREEN
Flood Risk - sequential test (NPPF)	AMBER	AMBER	AMBER	GREEN	AMBER
Water Environment	TBC	TBC	TBC	TBC	TBC
AONB (NPPF)	GREEN	GREEN	GREEN	GREEN	GREEN
Other potential designations / uses / allocations?	GREEN	GREEN	GREEN	GREEN	GREEN
Deliverability (NPPF)	TBC	TBC	TBC	TBC	TBC
Agricultural Land Classification (NPPF)	RED	RED	RED	AMBER	N/A
<p>NB. SHLAA sites M_29 Social Club car park nr Station Road, M_51 Land at New Road and M_56 British Legion Site have been assessed, however recent information confirmed these sites are within Floodzone 3a so they have been removed.</p> <p>Sites M_14 a-c, M_21, MOR_E4 and MOR_E7 have planning permission and have therefore not been carried forward through the site allocations process.</p>					

Table 16 Moreton-in-Marsh - Site Appraisal RAG Chart (Housing Sites)

Settlements 4

Criteria	MOR_E5 Fire Service College A	MOR_E6 Fire Service College B	MOR_E8 Land at Fosse Way	MOR_E9a Land between Garden Centre and Moreton Hospital	MOR_E11 Land at Evenlode Road
Community Engagement Feedback	N/A	N/A	N/A	N/A	N/A
Sustainability Appraisal - 'Points of the Compass' constraints appraisal	GREEN	GREEN	AMBER	AMBER	AMBER
Sustainability Appraisal - Site Assessments	RED	AMBER	AMBER	AMBER	AMBER
Objective A - Communities	RED	GREEN	GREEN	GREEN	GREEN
Objective B - Environmental Sustainability	AMBER	AMBER	AMBER	AMBER	AMBER
Objective C - Economy, Employment and Retail	GREEN	GREEN	AMBER	AMBER	AMBER
Objective D - Housing	N/A	N/A	N/A	N/A	N/A
Accessibility including Objective E - Travel, Transport and Access;	RED	AMBER	GREEN	GREEN	AMBER?
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities;	GREEN	GREEN	AMBER	AMBER	AMBER
Natural Environment, including Objective G - Natural Resources	GREEN	GREEN	AMBER	AMBER	AMBER
Infrastructure - impact and delivery, including Objective H - Infrastructure (excluding GI considerations)	GREEN	GREEN	GREEN	GREEN	GREEN
Green infrastructure – impact and delivery, including Objective H - Infrastructure where it relates to GI	TBC	TBC	TBC	TBC	TBC
Objective I - Cirencester	N/A	N/A	N/A	N/A	N/A
Objective J - Cotswold Water Park	N/A	N/A	N/A	N/A	N/A

4 Settlements

Criteria	MOR_E5 Fire Service College A	MOR_E6 Fire Service College B	MOR_E8 Land at Fosse Way	MOR_E9a Land between Garden Centre and Moreton Hospital	MOR_E11 Land at Evenlode Road
Delivering the Development Strategy (incl Settlement Strategy)	GREEN	GREEN	GREEN	GREEN	GREEN
Traffic & Highways	GREEN	GREEN	GREEN	GREEN	AMBER
Flood Risk - sequential test (NPPF)	GREEN	GREEN	AMBER	GREEN	GREEN
Water Environment	TBC	TBC	TBC	TBC	TBC
AONB (NPPF)	GREEN	GREEN	GREEN	AMBER	GREEN
Other potential designations / uses / allocations?	GREEN	GREEN	GREEN	GREEN	GREEN
Deliverability (NPPF)	TBC	TBC	TBC	TBC	TBC
Agricultural Land Classification (NPPF)	N/A	N/A	RED	AMBER	RED
<p>NB. MOR_E8 Agricultural Land Classification shows half of site as Grade 2 and half as Grade 3. Hence RAG status is RED due to presence of higher classification.</p> <p>Sites MOR_E4 and MOR_E7 have planning permission and have therefore not been carried forward through the site allocations process.</p>					

Table 17 Moreton-in-Marsh - Site Appraisal RAG Chart (Employment Sites)

Settlements 4

Officer Analysis and Evaluation

Points to consider	Settlement Discussion: Moreton-in-Marsh
<p>Housing/employment requirements</p> <p><i>Refer to numbers indicated in Preferred Development Strategy May 2013 (PDS), and indicative capacities for sites in SHLAA. Are there sufficient sites suitable? Is there a choice of sites? What are the implications for Development Strategy?</i></p>	<p>The Preferred Development Strategy (PDS May 2013) indicated up to 320 dwellings to be developed in Moreton-in-Marsh for the plan period (2011 to 2031). Completions and commitments to date total 571 dwellings, and so have far exceeded the initial PDS figure. Consideration should be given in the Local Plan Development Strategy as to whether the town should be allocated any further sites during the plan period.</p> <p>With regard to employment requirements, a District-wide figure of 28 hectares of employment land (B1, B2 and B8 use classes) is being used for the Site Allocations work. The PDS suggested that 2ha of B1, B2, B8 be safeguarded to allow the easterly extension of the Cotswold Business Village. However, land has not come forward east of the Cotswold Business Village in the SELAA. Land to the south has come forward, as have other potential employment sites. Proposals for development at the Fire Services College (FSC) site that enable expansion of the college’s activities, and /or the establishment of other businesses related to the emergency services sector, are supported in principle. Existing uses at Cotswold Business Village and Fosseway industrial estate will be protected.</p> <p>Five sites have come forward through the SELAA process. MOR_E5 - FSC; MOR_E6 - FSC; MOR_E8 - Land at Fosse Way; MOR_E9A land between garden centre and Moreton Hospital; and MOR_E11 - land at Evenlode Road. However, MOR_E8 forms part of site M_19A which has been put forward for housing development.</p>
<p>Weigh up criteria in RAG Chart for Settlement –(focus on those criteria that are highlighted as 'red')</p> <p><i>What is the relative significance of the criteria to that settlement? Compare how sites differ or not? Are there any reasons for not going with community view? What</i></p>	<p>Housing Sites</p> <p>M_12A – has a potential capacity of 68 dwellings. Community feedback considers the site unsuitable for development due to: lack of suitable access; distant from existing town services; high environmental quality and value; large open space used by residents for recreational uses; fauna; and lack of highways capacity.</p> <p>The site is grade 2 agricultural land and scores 'red' on that criteria in the RAG Chart.</p> <p>M_19A - has a potential capacity of 113 dw. Community feedback considers the site unsuitable on grounds of: poor access; it is too far from town centre; previous refused applications; previous use; sewage capacity; previous flooding; and agricultural land use.</p>

4 Settlements

Points to consider	Settlement Discussion: Moreton-in-Marsh
<p><i>does the Sustainability Appraisal (SA) indicate? Does the NPPF have an impact?</i></p>	<p>The Sustainability Appraisal (SA) site assessment is 'red' due to being in a 1 in 30 year surface water flood zone. However, the Sequential Test assesses the risk from surface water flooding as low, 0.17% of the site is within the zone and therefore can be mitigated against. Local Plan Objective F and G are 'red' on grounds of high/medium impact on the landscape, character and setting of the town. Most of the site is grade 2 agricultural land and therefore scores 'red'.</p> <p>M19_B has a potential capacity of 37 dw. Community feedback is that the site is unsuitable as it has important trees, TPOs, boundary hedges, it is too far from the town centre, access to the site is poor (and would need to be accessed through M19_A), Grade 2 agricultural land, and proximity to railway line.</p> <p>The SA site assessment has assessed the site as red on surface floodwater issues, but this is only a small proportion of the site and can be mitigated through design. The site is grade 2 agricultural land and therefore scores 'red' on this criterion.</p> <p>M_57 - has a potential capacity 8 dw. The Community feedback considers the site unsuitable on grounds of parking issues, adverse effect on building line of Evenlode Road East, loss of green space and the sites' high environmental quality.</p> <p>The Historic Environment criterion is 'red' as the site would potentially damage the character of the Town. The Traffic and highways criterion is 'red' as the access point is a major issue that has yet to be resolved.</p> <p>M_60 - has a potential capacity of 21dw. The Community Feedback is that this site is suitable for development - preferably low density bungalows and/or care home, but there are issues with the access road.</p> <p>The SA site assessment has indicated 'red' on pluvial flood risk, however the Sequential Test identifies only a small portion of the site is within a pluvial flood zone and this can be mitigated through design.</p>
	<p>Employment Sites</p> <p>MOR_E5 – this site is 103.69ha, and the proposed use is a Special Policy Area (SPA) for the Fire Services College. The FSC representation to the PDS wanted the SPA <i>‘to allow for the retention, enhancement and growth of the existing FSC and its related training and scenario training facilities. The SPA will also provide for: new accommodation to the college, enhanced leisure provision with increased public access, enterprise zones for business</i></p>

Settlements 4

Points to consider	Settlement Discussion: Moreton-in-Marsh
	<p><i>related to the fire and emergency services, a fire service museum, conference centre and hotel</i>'. It is considered that it is inappropriate to designate the whole area, as there is uncertainty about the actual plans of the FSC. It is more appropriate to deal with this site through policy to support the modernisation and upgrading of facilities directly related to the emergency services sector.</p> <p>In the RAG chart analysis, the SA is flagged as a 'red' as part of the site is within the 1 in 30 year surface water flood risk zone. This runs through the centre of the site north to south, but can be mitigated against through design. Objective A 'Communities' indicates a 'red' flag as the site is poorly accessed from the town, which is also highlighted under Objective E 'Accessibility'. The proposal of a Special Policy Area needs to be considered further in the full Draft Local Plan.</p> <p>MOR_E6 – the site is 7.13ha and was submitted by the FSC as an alternative to the expansion site adjoining Cotswold Business Village. However, their representations to the PDS puts the site forward for convenience retail use. There are no 'red' flags on this site. The viability evidence (Hewdons 2014) suggests that the more viable locations are those which build upon existing successful business parks and industrial estates. It is considered that the site is in close proximity to the Cotswold Business Village and could form a viable location for employment growth in Moreton.</p> <p>MOR_E8 – the site (3.75ha) has been proposed for retail through the SELAA. However, the site has previously been refused for retail use. This site is part of M_19A which has been put forward for housing development, and considered suitable. The only 'red' flag is grade 2 agricultural land.</p> <p>MOR_E9A –the site is proposed for commercial development through the SELAA and is 1.59ha. There are no 'red' flags on the site. Site MOR_E6 is in a more viable location for employment development, and this site is considered more suitable for a development related to the adjacent hospital.</p> <p>MOR_E11 – The site is 2.03ha and is proposed for B8 use given the close proximity to the sewage treatment works. It would also form a direct extension to the Cotswold Business Village. There is only one red flag which is grade 2 agricultural land.</p>
<p>Consider community benefits and infrastructure gaps / provision</p>	<p>The Community have identified the need for a children's play area/sports facility. A full list of infrastructure requirements (Interim IDP 2013) is at Appendix D. Of high priority to the community are concerns on the following due to increased population resulting from potential new development:</p>

4 Settlements

Points to consider	Settlement Discussion: Moreton-in-Marsh
<p><i>Will a site help to fill a gap in infrastructure? Could a site help meet a community benefit that has been identified locally as a priority?</i></p>	<ul style="list-style-type: none"> ● Education: concerns over how schools will cope with extra pupils ● Ambulance Services: concerns over how emergency services will cope with increased population ● Fire & Rescue: concerns over how emergency services will cope with increased population ● Police Services: concerns over how emergency services will cope with increased population ● Primary Healthcare: currently a two week waiting list to see a GP, so how will surgeries cope with increased population ● Secondary healthcare: concerns over how hospitals will cope with extra patients ● Flood & water: drainage issues raised at specific sites. Concern over possible effects of development on flooding in the area. Sewage network is currently not fit for purpose and would not cope with the extra potential development. ● Transport: current road quality & usage, impact on the town bridge, work required on A44, Toddenham/London Road, link road required to rear of M_21 <p>The Interim IDP (2013) states that ongoing liaison with Thames Water regarding the capacity of water supply and wastewater infrastructure is recommended to ascertain the need for significant upgrades that could stall development during the first 5 years of the plan period.</p> <p>All sites will be required to contribute towards the provision of infrastructure as identified in the Interim IDP (2013) or the most up to date version. Larger sites have the potential to bring forward community benefits.</p>
<p>Conclusion</p> <p><i>Are there any planning reasons for not going with the community view? Can mitigation be done to overcome issues identified? Are there wider implications for the Local Plan development strategy?</i></p>	<p>Housing Sites:</p> <p>Overall, there are no planning reasons for overriding the Community's views on sites at this stage.</p> <p>M_57 – should not be allocated, as there are deliverability issues that have yet to be resolved and the site cannot be relied upon to come forward.</p> <p>M_60 – should be a Preferred Site, as it is a brownfield site within the built up area of the town.</p> <p>The remaining sites being considered have been assessed and do have development potential, but it is not considered necessary to go against the views of the community as the sites are not needed in this plan period. Therefore it is recommended that they become 'reserve sites':</p>

Settlements 4

Points to consider	Settlement Discussion: Moreton-in-Marsh
	<p>M_12A – is a reserve site, due to its relative distance to the town centre and grade 2 agricultural land classification. It is not in the AONB and the landscape quality is mediocre.</p> <p>M_19A – is a reserve site, due to its relative distance from the town centre and grade 2 agricultural land classification. There are other 'red' flags on the site, that would need to be investigated further if there was a need to bring this site forward.</p> <p>M19_B – is a reserve site, for the same reasons as M_19A, and should only to be brought forward in conjunction with M_19A.</p> <p>It is recommended that M_19A and M_19B should be considered as one site, to avoid the sterilisation of M_19B. The site area should follow natural boundaries.</p> <p>Employment Sites:</p> <p>MOR_E5 – It is considered inappropriate to designate the whole area. It is more appropriate to deal with this site through policy to support the modernisation and upgrading of facilities directly related to the fire and emergency services training sector. The site should not be allocated but dealt with by policy.</p> <p>MOR_E6 – proposed for employment and/ or retail uses through the SELAA. It would be more suited for employment and could provide a high quality business park to meet the requirements of Moreton and support the FSC. This site should be a Preferred Site .</p> <p>MOR_E8 – This site is part of M_19A and is considered suitable for housing development.</p> <p>MOR_E9A – proposed for commercial development. However, it is considered more appropriate to locate employment development close to the existing successful Cotswold Business Village. Therefore, site MOR_E6 has been considered more suitable for development. Therefore unless a use came forward related to the adjacent hospital, the site should not be allocated.</p> <p>MOR_E11 – land at Evenlode Road – proposed for B8. This adjoins a successful business park and therefore is a logical extension. Site should be reserve.</p>

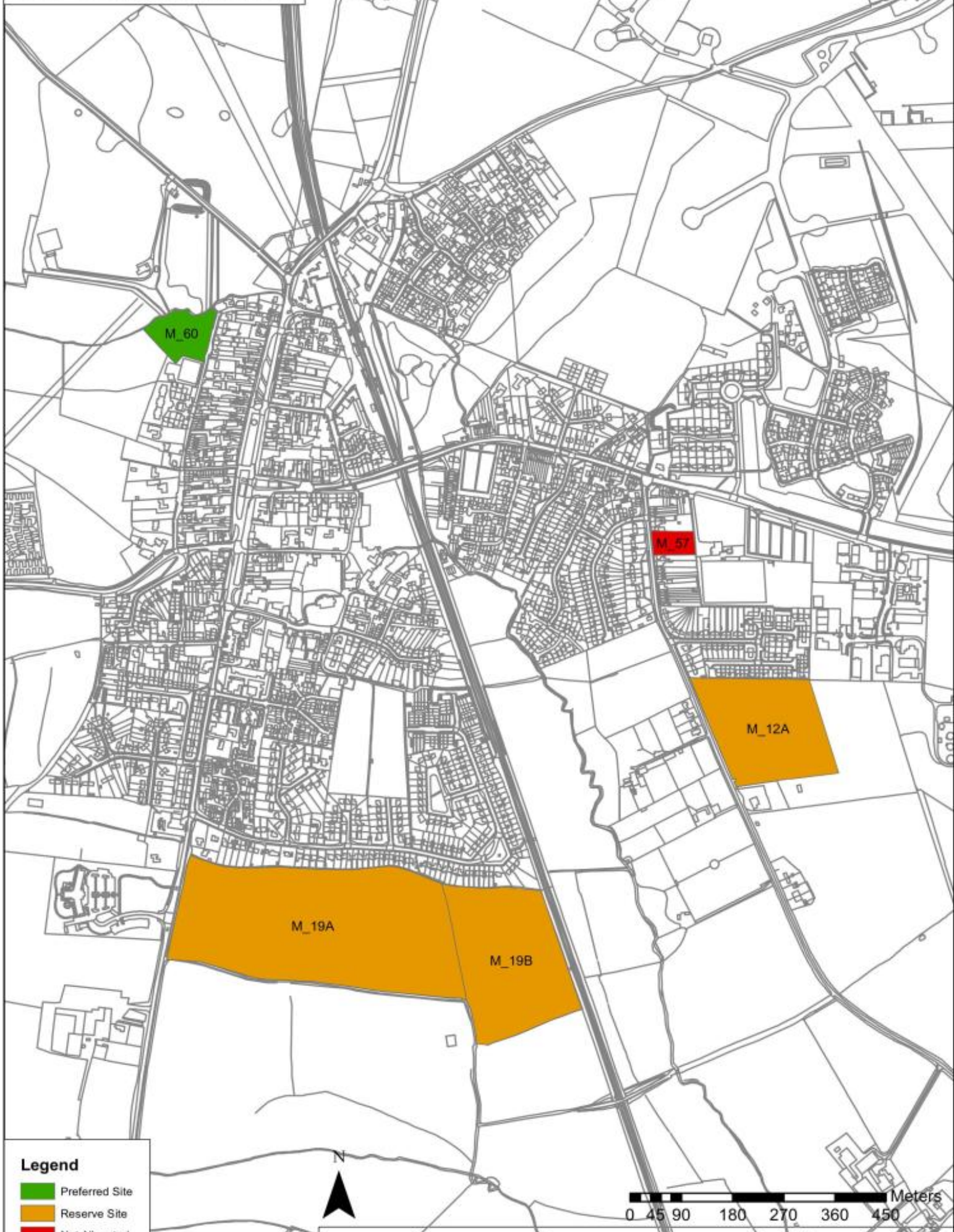
4 Settlements

Recommendation

Site/Strategy	Recommendation
M_12A	Reserve Site for Housing Development (capacity 68dw)
M_19A (MOR_E8) and M_19B	Reserve Site for Housing Development (<i>recommend that both sites are considered together and the site area should follow natural boundaries, capacity 150dw*</i>)
M_57	Not Allocated for Development (capacity 8dw)
M_60	Preferred Site for Housing Development (capacity 21dw)
MOR_E5	Not allocated for development, but will be addressed through 'Special Policy' approach in the Local Plan to support the long term future of the Fire Service College.
MOR_E6	Preferred Site for Employment Development (7.13ha)
MOR_E9A	Not Allocated for Development (1.59ha)
MOR_E11	Reserve site for Employment Development (2.03ha)
Development Strategy	<p>Built and committed development in Moreton-in-Marsh to date totals 571 dwellings which far exceeds the 320 initially identified in the PDS. The Preferred Site could provide an additional 21dwellings. It is recommended that no further sites should be allocated for housing development in Moreton due to the high amount of dwellings already built or committed.</p> <p>The Preferred Employment Site MOR_E6 would provide 7.13ha of additional employment land in Moreton, which would make an significant and appropriate contribution towards meeting the District-wide requirement for B class employment land. Site MOR_E11 provides a long term reserve site that could provide further employment opportunities for B8 uses in close proximity to the Cotswold Business Village. Support should be provided, in principle, to the Fire Services College and a special policy approach is recommended through the Local Plan to help achieve this.</p>
<p><i>* capacity based on SHLAA 2014 site size. The capacity of the recommended reduced site will be assessed in the next review of the SHLAA.</i></p>	

Map 1: Housing Allocations

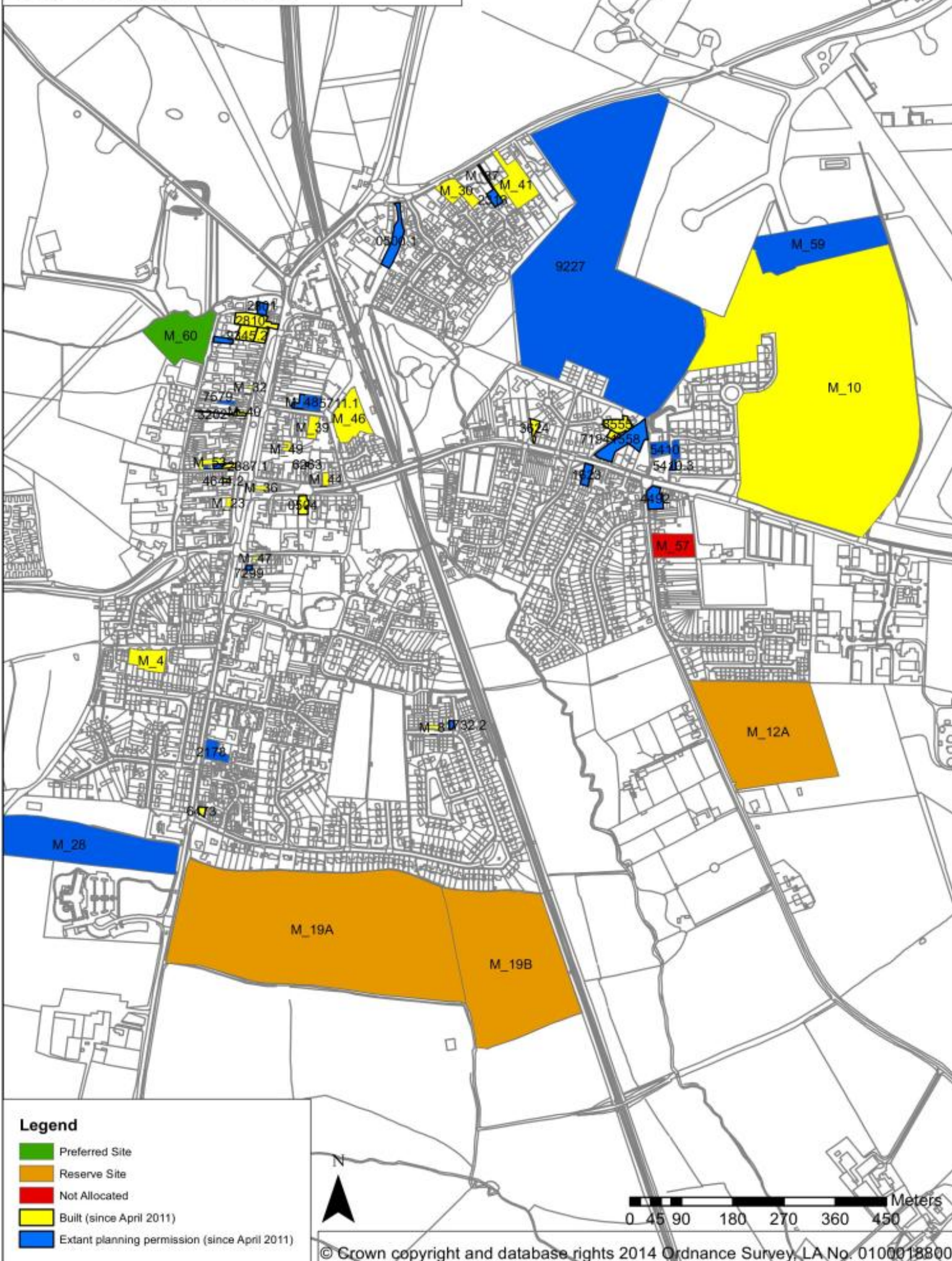
Moreton in Marsh



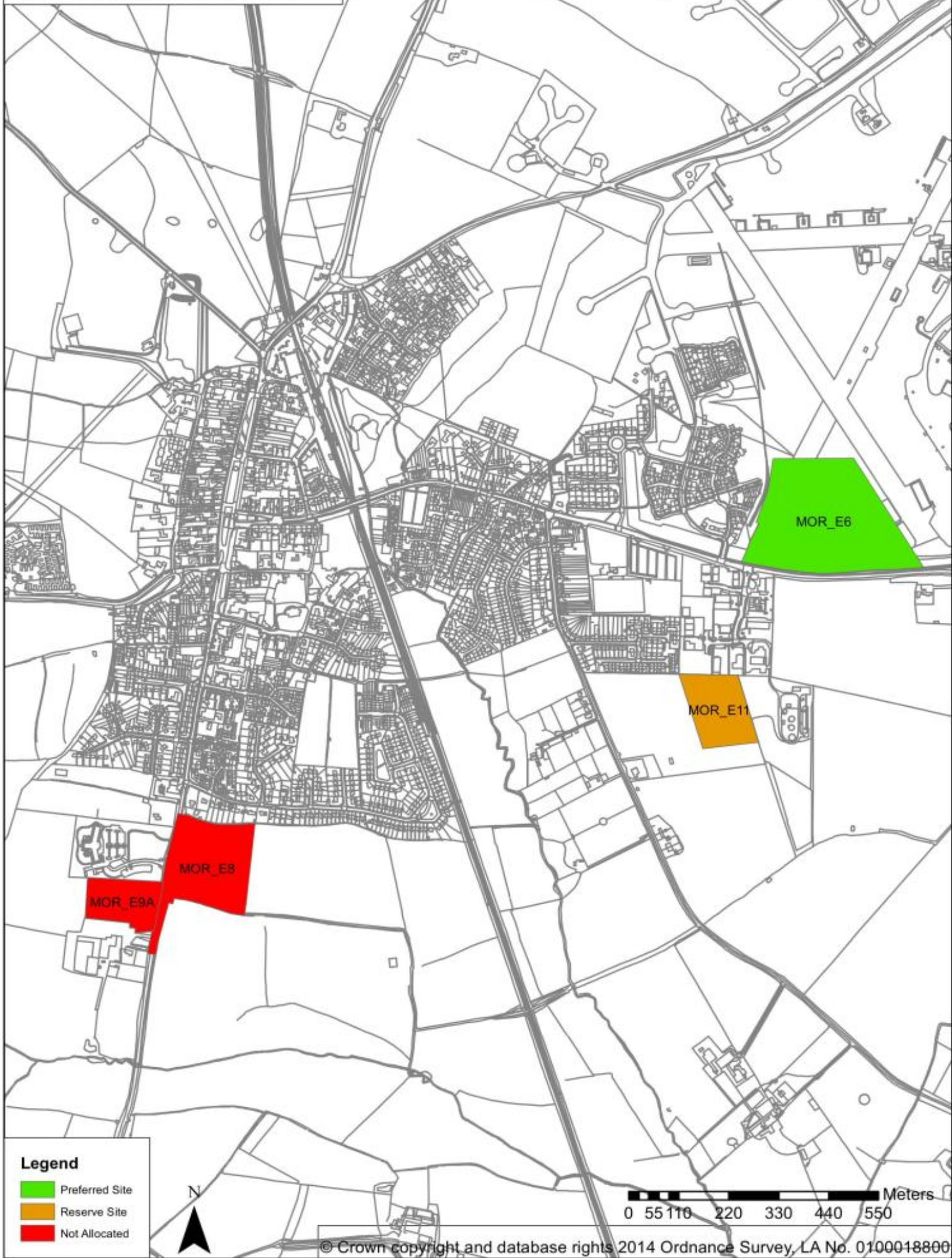
Legend

- Preferred Site
- Reserve Site
- Not Allocated

Moreton in Marsh



Moreton in Marsh



Legend

- Preferred Site
- Reserve Site
- Not Allocated



0 55 110 220 330 440 550 Meters

4 Settlements

4.12 Northleach

Criteria	N_1A Land off Bassett Road	N_13B Land north-west of Hammond Drive and Midwinter Road	N_14B Land adjoining East End and Nostle Road
Community Engagement Feedback	AMBER	GREEN	AMBER
Sustainability Appraisal - 'Points of the Compass' constraints appraisal	AMBER	N/A	GREEN
Sustainability Appraisal - Site Assessments	AMBER	AMBER	AMBER
Objective A - Communities	GREEN	GREEN	GREEN
Objective B - Environmental Sustainability	GREEN	GREEN	GREEN
Objective C - Economy, Employment and Retail	GREEN	GREEN	GREEN
Objective D - Housing	GREEN	GREEN	GREEN
Accessibility including Objective E - Travel, Transport and Access;	AMBER	AMBER	AMBER
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities;	AMBER	GREEN	AMBER
Natural Environment, including Objective G - Natural Resources	AMBER	GREEN	AMBER
Infrastructure - impact and delivery, including Objective H - Infrastructure (excluding GI considerations)	GREEN	GREEN	GREEN
Green infrastructure – impact and delivery, including Objective H - Infrastructure where it relates to GI	TBC	TBC	TBC

Settlements 4

Criteria	N_1A Land off Bassett Road	N_13B Land north-west of Hammond Drive and Midwinter Road	N_14B Land adjoining East End and Nostle Road
Objective I - Cirencester	N/A	N/A	N/A
Objective J - Cotswold Water Park	N/A	N/A	N/A
Delivering the Development Strategy (incl Settlement Strategy)	GREEN	GREEN	GREEN
Traffic & Highways	GREEN	GREEN	GREEN
Flood Risk - sequential test (NPPF)	AMBER	AMBER	AMBER
Water Environment	TBC	TBC	TBC
AONB (NPPF)	AMBER	AMBER	AMBER
Other potential designations / uses / allocations?	GREEN	GREEN	GREEN
Deliverability (NPPF)	TBC	TBC	TBC
Agricultural Land Classification (NPPF)	N/A	AMBER	AMBER
NB N_8 has planning permission			

Table 18 Northleach - Site Appraisal RAG Chart (Housing Sites)

4 Settlements

Criteria	NOR_E3a Land off Bassett Road
Community Engagement Feedback	N/A
Sustainability Appraisal - 'Points of the Compass' constraints appraisal	AMBER
Sustainability Appraisal - Site Assessments	AMBER
Objective A - Communities	GREEN
Objective B - Environmental Sustainability	GREEN
Objective C - Economy, Employment and Retail	AMBER
Objective D - Housing	N/A
Accessibility including Objective E - Travel, Transport and Access;	GREEN
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities;	RED
Natural Environment, including Objective G - Natural Resources	RED
Infrastructure - impact and delivery, including Objective H - Infrastructure (excluding GI considerations)	GREEN
Green infrastructure – impact and delivery, including Objective H - Infrastructure where it relates to GI	TBC

Settlements 4

Criteria	NOR_E3a Land off Bassett Road
Objective I - Cirencester	N/A
Objective J - Cotswold Water Park	N/A
Delivering the Development Strategy (incl Settlement Strategy)	RED
Traffic & Highways	GREEN
Flood Risk - sequential test (NPPF)	AMBER
Water Environment	TBC
AONB (NPPF)	RED
Other potential designations / uses / allocations?	GREEN
Deliverability (NPPF)	TBC
Agricultural Land Classification (NPPF)	AMBER

Table 19 Northleach - Site Appraisal RAG Chart (Employment Sites)

4 Settlements

Officer Analysis and Evaluation

Points to consider	Settlement Discussion: Northleach
<p>Housing/employment requirements</p> <p><i>Refer to numbers indicated in Preferred Development Strategy May 2013 (PDS), and indicative capacities for sites in SHLAA. Are there sufficient sites suitable? Is there a choice of sites? What are the implications for Development Strategy?</i></p>	<p>The Preferred Development Strategy (PDS May 2013) indicated up to 130 dwellings to be built in Northleach for the plan period (2011 to 2031). There have been 39 dw built or committed to date, leaving a remainder of up to 91 dwellings to allocate. The capacity of all the SHLAA sites is 53 dwellings (SHLAA 2014), leaving a potential shortfall of 38dw. This will have implications for the Development Strategy.</p> <p>With regard to employment requirements, a District-wide figure of 28 hectares of employment land (B1, B2 and B8 use classes) is being used for the Site Allocations work. The PDS indicated that an appropriate site capable of delivering small-scale workspace will be sought. Existing employment uses at Old Coalyard Farm industrial estate and the Old Brewery will be protected.</p> <p>The only potential employment site to come forward through the SELAA is NOR_E3A (land off Bassett Road), which was put forward for residential development with a small element (0.25ha) of employment development.</p>
<p>Weigh up criteria in RAG Chart for Settlement –(focus on those criteria that are highlighted as 'red')</p> <p><i>What is the relative significance of the criteria to that settlement? Compare how sites differ or not? Are there any reasons for not going with community view? What does the Sustainability Appraisal (SA) indicate? Does the NPPF have an impact?</i></p>	<p>Housing Sites:</p> <p>Site N_1A This has a potential SHLAA capacity of 31. The Community feedback is that the site is suitable with mitigation. The site is highly visible on the approach to the town, in close proximity to the sewage works. Mitigation would be traffic management to allow a clear site entry and access directly onto East End and design conditions. Operational upgrading of the sewerage treatment works required.</p> <p>There are no 'red flag' issues highlighted in the RAG chart.</p> <p>N_13B has a potential capacity of 5 dw. The Community feedback is that this is a suitable site for development.</p> <p>There are no 'red flag' issues highlighted in the RAG.</p> <p>N_14B has a potential capacity of 17dw. The Community feedback is that the site is suitable subject to mitigation, including dealing with potential surface water run off, the high water table, improvements to pedestrian access to town, restoration of stone walls, upgrading of sewage works, and on site design to include single story dwellings.</p>

Settlements 4

Points to consider	Settlement Discussion: Northleach
	<p>There are no 'red flag' issues highlighted in the RAG chart.</p> <p>Employment Sites</p> <p>NOR_E3A - the whole site is 1.79ha but only 0.25ha was proposed for employment uses through the SELAA. However, there is a current planning application 14/04274/OUT for up to 40 dwellings pending consideration which shows their most recent intent is to have just housing on the site. As the application does not include any employment, therefore, until this has been resolved it must be assumed that no employment use is available on this site.</p>
<p>Consider community benefits and infrastructure gaps / provision</p> <p><i>Will a site help to fill a gap in infrastructure? Could a site help meet a community benefit that has been identified locally as a priority?</i></p>	<p>A full list of infrastructure requirements (Interim IDP 2013) is at Appendix D. Of High Priority to the Community are</p> <ul style="list-style-type: none"> ● Flood & Water: Drainage is an issue. The sewage network needs upgrading. Housing built on flood areas should have the garage on the ground floor with living accommodation above. Too much hard landscaping will result in increased surface water run-off which will increase the risk of localised flooding. ● Transport: Car parking is already an issue, further development will need to address this issue. A public car park near the town centre is desperately needed. Parking and traffic around the pub is a growing safety concern. <p>All sites will be required to contribute towards the provision of infrastructure as identified in the Interim IDP (2013) or latest available version. The Interim IDP (2013) has not identified any specific issues that would have significant implications for the phasing of development.</p>
<p>Conclusion</p> <p><i>Are there any planning reasons for not going with the community view? Can mitigation be done to overcome issues identified? Are there wider implications for the Local Plan development strategy?</i></p>	<p>There are no planning issues that would necessitate overriding the community's views at this stage.</p> <p>N_1A should be a Preferred Site for housing development.</p> <p>N_13B should be a Preferred Site for housing development.</p> <p>N_14B should be a Preferred Site for housing development.</p> <p>NOR_E3A – should not be allocated for employment uses as the site is no longer available for employment development.</p>

4 Settlements

Recommendation




Site/Strategy	Recommendation
N_1A (NOR_E3A)	Preferred Site for Housing Development (capacity 31dw)
N_13B	Preferred Site for Housing Development (capacity 5dw)
N_14B	Preferred site for Housing Development (capacity 17dw)
Development Strategy	<p>The preferred sites have a potential capacity of 53 dwellings, which added to the 39 built or committed, leaves a shortfall of 38 dwellings. The Development Strategy will need to consider if 92 dwellings is sufficient provision for Northleach, which will necessitate finding sites elsewhere in the District, or whether to find sites for additional dwellings in the town.</p> <p>There are no identified sites for employment development in the town, therefore policy should be developed to enable appropriate employment sites to come forward.</p>

Map 1: Housing Allocations

Northleach

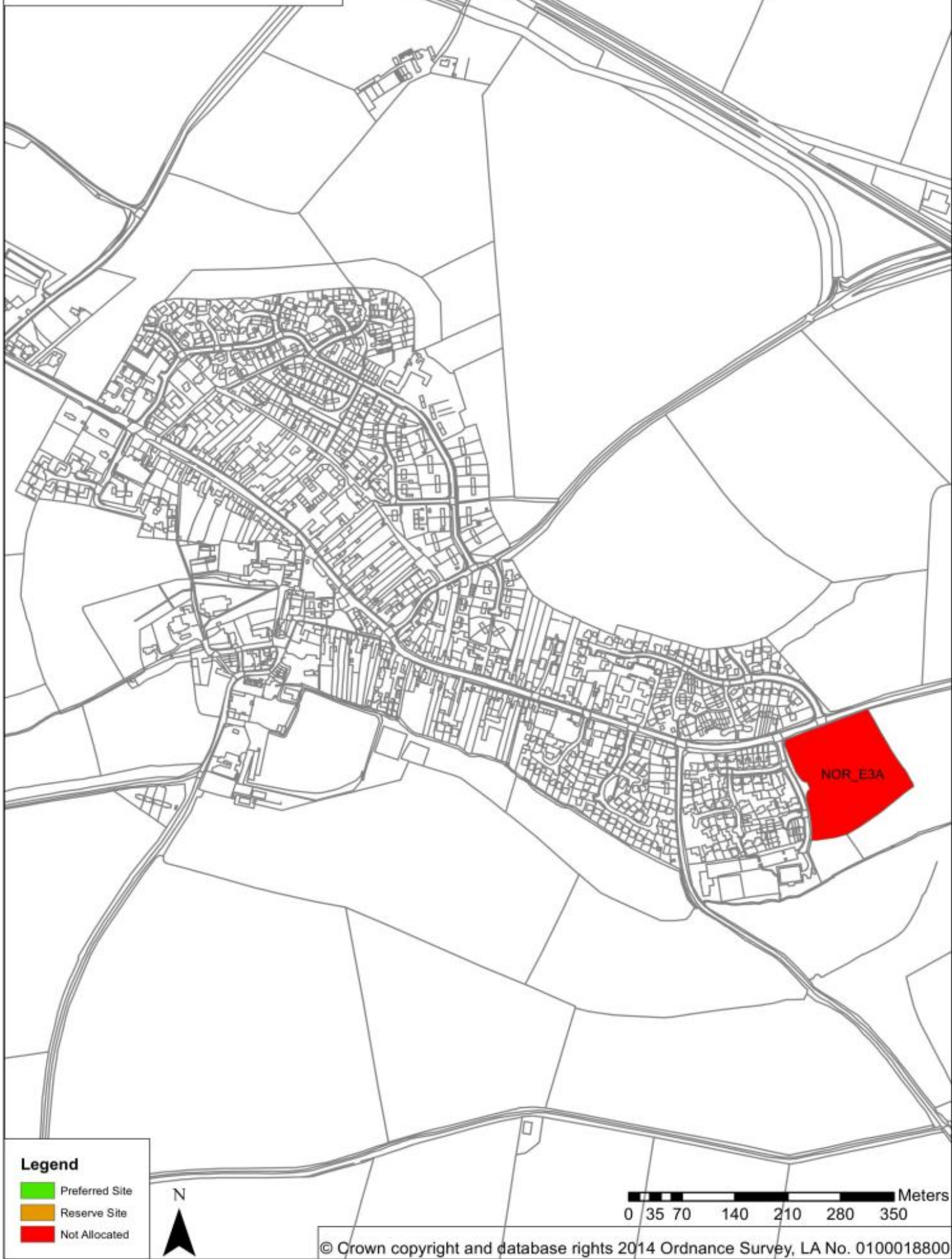


Legend

-  Preferred Site
-  Reserve Site
-  Not Allocated

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Northleach



4 Settlements

4.13 Siddington

Criteria	SD_3 Land north of Nursery View and east of Ashton Road
Community Engagement Feedback	RED
Sustainability Appraisal - 'Points of the Compass' constraints appraisal	GREEN
Sustainability Appraisal - Site Assessments	RED
Objective A - Communities	GREEN
Objective B - Environmental Sustainability	GREEN
Objective C - Economy, Employment and Retail	GREEN
Objective D - Housing	GREEN
Accessibility including Objective E - Travel, Transport and Access;	GREEN
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities;	GREEN
Natural Environment, including Objective G - Natural Resources	RED

Settlements 4

Criteria	SD_3 Land north of Nursery View and east of Ashton Road
Infrastructure - impact and delivery, including Objective H - Infrastructure (excluding GI considerations)	AMBER
Green infrastructure – impact and delivery, including Objective H - Infrastructure where it relates to GI	TBC
Objective I - Cirencester	N/A
Objective J - Cotswold Water Park	N/A
Delivering the Development Strategy (incl Settlement Strategy)	AMBER
Traffic & Highways	AMBER
Flood Risk - sequential test (NPPF)	AMBER
Water Environment	TBC
AONB (NPPF)	GREEN

4 Settlements

Criteria	SD_3 Land north of Nursery View and east of Ashton Road
Other potential designations / uses / allocations?	GREEN
Deliverability (NPPF)	TBC
Agricultural Land Classification (NPPF)	N/A

Table 20 Siddington - Site Appraisal RAG Chart

Settlements 4

Officer Analysis and Evaluation

Points to consider	Settlement Discussion: Siddington
<p>Housing/employment requirements</p> <p><i>Refer to numbers indicated in Preferred Development Strategy May 2013 (PDS), and indicative capacities for sites in SHLAA. Are there sufficient sites suitable? Is there a choice of sites? What are the implications for Development Strategy?</i></p>	<p>The Preferred Development Strategy (PDS May 2013) indicated up to 70 dwellings to be developed in Siddington for the plan period (2011 to 2031). Only 2 dwellings have been built or gained planning permission since April 2011. A number of other sites have already been discounted through the earlier sieving process (Phase 1 of the Site Selection methodology). SD_3 is the only remaining site being considered for potential development in Siddington. The site is 1.6 hectares and has an indicative capacity of 40 dwellings (SHLAA, 2014). If SD_3 is assessed as being unsuitable, the lack of alternative sites renders Siddington unsuitable for inclusion in the Development Strategy and the 70 dwellings should be redistributed elsewhere.</p> <p>With regard to employment requirements, a District-wide figure of 28 hectares of employment land (B1, B2 and B8 use classes) is being used for the Site allocations work. The PDS supported opportunities for marina-based employment development in connection with the Thames-Severn Canal in Siddington but no employment sites for B class uses came through the SELAA process. Therefore none were considered through the site allocations work.</p>
<p>Weigh up criteria in RAG Chart for Settlement –(focus on those criteria that are highlighted as 'red')</p> <p><i>What is the relative significance of the criteria to that settlement? Compare how sites differ or not? Are there any reasons for not going with community view? What does the Sustainability Appraisal (SA) indicate? Does the NPPF have an impact?</i></p>	<p>Site SD_3 - Community Feedback considered the site unsuitable for development due to:</p> <ul style="list-style-type: none"> ● the sewage infrastructure would be unable to cope with additional housing (due to sewage discharge problems that occur in the parish); ● Unsuitable point of access and poor visibility from both north and south approaches; ● evidence of on-going settling / subsidence due to the former quarry use of the site; ● Surface water flooding problems on site (concerned that wider flooding problems in the parish would be exacerbated too) <p>The sewage infrastructure was also identified through the SHLAA process as a potential constraint in Siddington. There are major concerns that the sewage system does not currently have the capacity to accommodate additional housing. Liaison with Thames Water has established that upgrades to the sewage infrastructure system may take some time due to the region's busy work programme. The need for further investigation of the capacity issue indicates that development would not occur on this site until later in the plan period. With regard</p>

4 Settlements

Points to consider	Settlement Discussion: Siddington
	<p>to the traffic and highways issues, particularly the point of access, further investigation would be required to see whether these issues can be overcome. The subsidence concerns raised may impact on the viability of the site.</p> <p>The Sustainability Appraisal (SA) site assessment highlighted key sustainability issues which resulted in the site being graded as a 'Red' in the RAG chart. The most significant sustainability issues were:</p> <ul style="list-style-type: none"> ● Site located adjacent to a Biodiversity Action Plan Priority Habitat ● Site intersects with a 1 in 30 year surface water flood zone <p>The assessment of the site against the 'Natural Environment' local plan objective G also resulted in a 'Red' categorisation in the RAG chart. The reasoning was due to further investigations being required to establish the level of threat to European wildlife designated sites and also to establish the level and type of biodiversity present on the site. However, the SA concluded that the level of risk to the European wildlife designations (5km to the south) would be minimal. The biodiversity issue could be mitigated through the careful design of the site.</p> <p>The surface water flood risk has been highlighted by the community and the SA as a significant constraint. The Council has commissioned more detailed flood risk evidence in the form of the 'Strategic Flood Risk Assessment Level 2' (JBA, 2014) and the 'Sequential Test' (JBA, 2014). The site is not located in the zones at risk from fluvial flooding. However, the Sequential Test report identifies an area located within the site that is at risk from surface water flooding (pluvial flooding) as it is in the 1 in 30 year surface water flood risk zone. However, only a small part of the site is within that zone, though a slightly larger area is within the 1 in 100 year surface water flood risk zone. The report advises that the risk of surface water flooding should be considered in a site specific FRA (Flood Risk Assessment) and mitigated. Consequently, the presence of the surface water flood risk zone does not preclude development, but it must be addressed and mitigated in the design of the site. This would be likely to impact the site's ability to deliver 40 dwellings.</p>
<p>Consider community benefits and infrastructure gaps / provision</p>	<p>A full list of infrastructure requirements from the Interim IDP (2013) is at Appendix D. Of high priority to the Community are:</p> <ul style="list-style-type: none"> ● Flood & Water: localised flooding and surface water run-off a concern should development take place. Major concerns that the sewage system does not currently have the capacity to

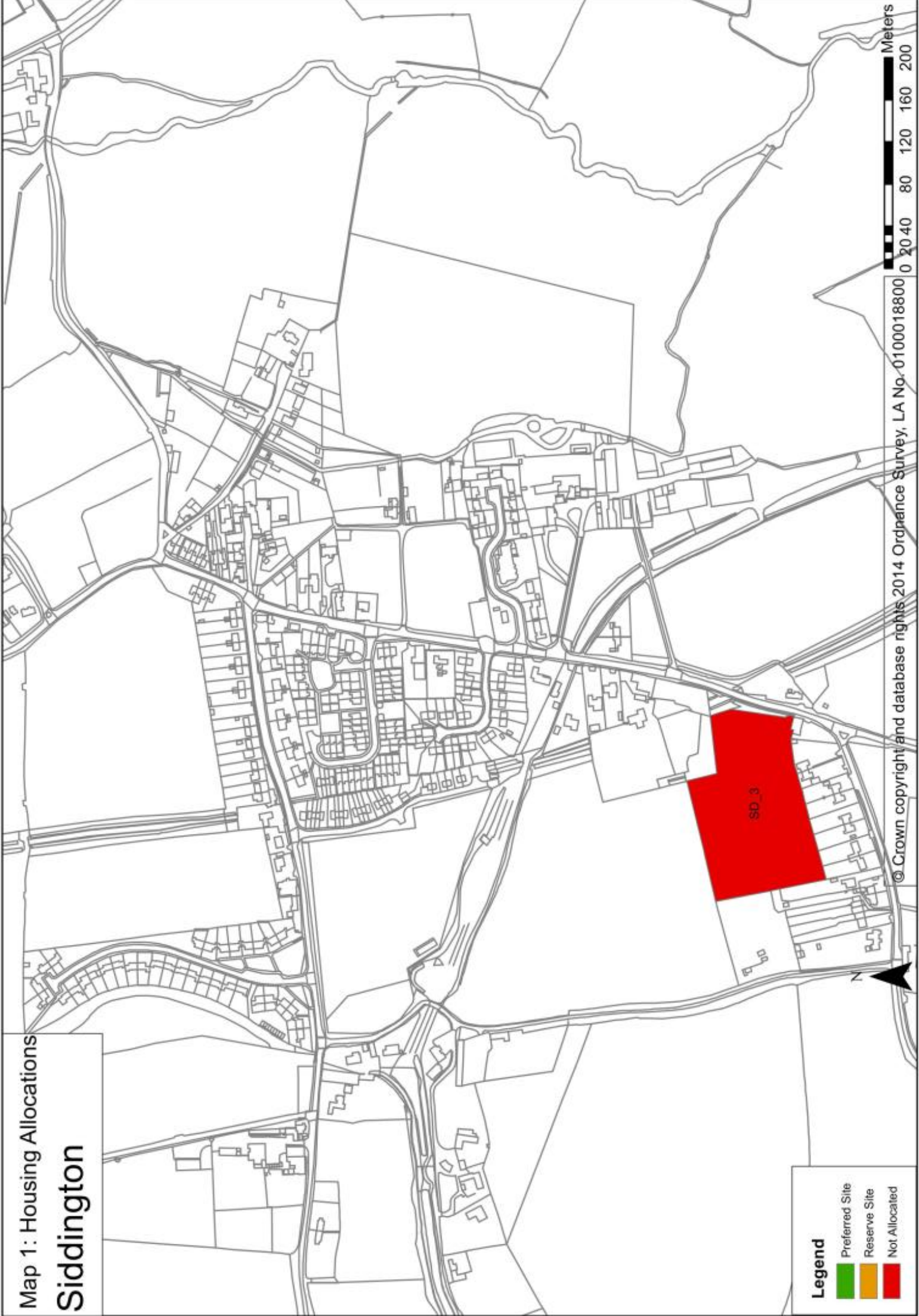
Settlements 4

Points to consider	Settlement Discussion: Siddington
<p><i>Will a site help to fill a gap in infrastructure? Could a site help meet a community benefit that has been identified locally as a priority?</i></p>	<p>accommodate additional housing. The capacity of the sewage system should be addressed before any further development takes place around Siddington.</p> <ul style="list-style-type: none"> • Transport: Narrow pavement and speeding vehicles cause a concern over safety. Safety concerns raised over the Ashton road (B4696) with the frequency of traffic combined with equine use. <p>The Interim IDP(2013) did not identify any specific issues that would have significant implications for the phasing of development. However, the community have identified that a number of infrastructure improvement works would be needed to bring the site forward. For example surface water flood risk mitigation measures, highways and access improvements and also the possible need for a wider sewage infrastructure upgrade. Due to the small scale of the site, SD_3 would only be able to deal with the issues related to that site, not the wider existing issues.</p>
<p>Conclusion</p> <p><i>Are there any planning reasons for not going with the community view? Can mitigation be done to overcome issues identified? Are there wider implications for the Local Plan development strategy?</i></p>	<p>Due to the uncertainty around the capacity of the site and its deliverability, it is recommended that the site is not allocated for development in the emerging Local Plan. The Local Plan must plan positively for Cotswold District and ensure that the objectively assessed housing and employment needs of the District are met. Consequently, it is considered pragmatic to redistribute the 70 dwellings indicated in the PDS for Siddington to sites which have greater certainty over deliverability and have less issues to overcome in other sustainable settlements identified in the PDS. However, it should be noted that the site SD_3 could still come forward for development under the policies guiding rural housing in the emerging local plan.</p>

Recommendation

Site/Strategy	Recommendation
SD_3	Not Allocated for Development, but the site could come forward under rural housing policies subject to constraints being overcome.
Development Strategy	It is recommended that the 70 dwellings earmarked for Siddington are redistributed to other sustainable settlements identified in the emerging Local Plan Development Strategy.

Map 1: Housing Allocations Siddington

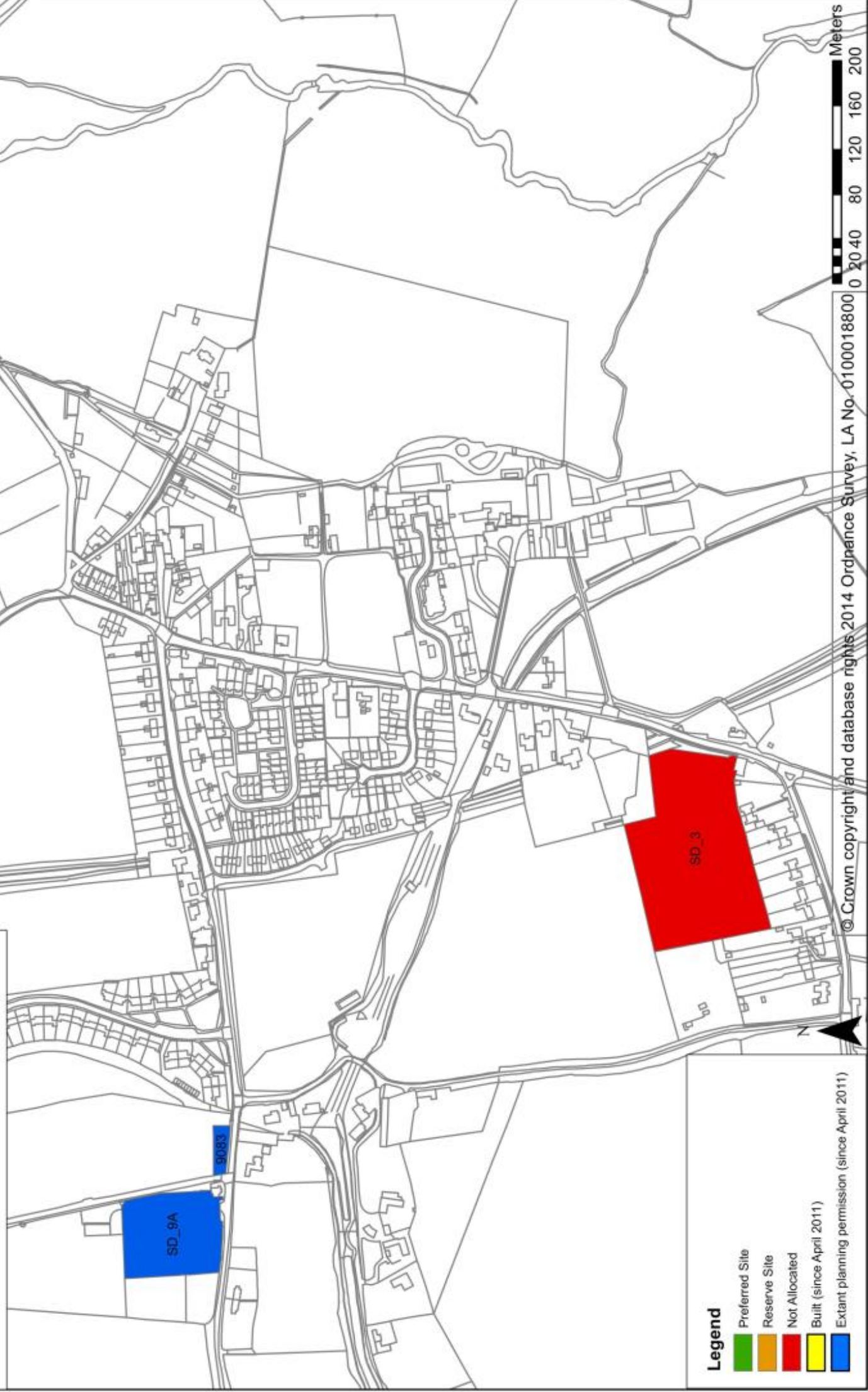


Legend
Preferred Site
Reserve Site
Not Allocated

Meters
0 20 40 80 120 160 200

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Map 2: All Housing Sites (since April 2011)
Siddington



Legend

- Preferred Site
- Reserve Site
- Not Allocated
- Built (since April 2011)
- Extant planning permission (since April 2011)

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4 Settlements

4.14 South Cerney

Criteria	SC_13A Land rear of Berkeley Close
Community Engagement Feedback	RED
Sustainability Appraisal - 'Points of the Compass' constraints appraisal	AMBER
Sustainability Appraisal - Site Assessments	RED
Objective A - Communities	GREEN
Objective B - Environmental Sustainability	GREEN
Objective C - Economy, Employment and Retail	AMBER
Objective D - Housing	GREEN
Accessibility including Objective E - Travel, Transport and Access;	GREEN
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities;	GREEN
Natural Environment, including Objective G - Natural Resources	RED
Infrastructure - impact and delivery, including Objective H - Infrastructure (excluding GI considerations)	AMBER
Green infrastructure – impact and delivery, including Objective H - Infrastructure where it relates to GI	N/A

Settlements 4

Criteria	SC_13A Land rear of Berkleley Close
Objective I - Cirencester	N/A
Objective J - Cotswold Water Park	GREEN
Delivering the Development Strategy (incl Settlement Strategy)	GREEN
Traffic & Highways	RED
Flood Risk - sequential test (NPPF)	AMBER
Water Environment	TBC
AONB (NPPF)	GREEN
Other potential designations / uses / allocations?	GREEN
Deliverability (NPPF)	TBC
Agricultural Land Classification (NPPF)	RED

Table 21 South Cerney - Site Appraisal RAG Chart

4 Settlements

Officer Analysis and Evaluation

Points to consider	Settlement Discussion: South Cerney
<p>Housing/employment requirements</p> <p><i>Refer to numbers indicated in Preferred Development Strategy May 2013 (PDS), and indicative capacities for sites in SHLAA. Are there sufficient sites suitable? Is there a choice of sites? What are the implications for Development Strategy?</i></p>	<p>The Preferred Development Strategy (PDS May 2013) indicated up to 220 dwellings to be built in South Cerney for the plan period (2011 to 2031). Completions and commitments to date total 161 dwellings. The capacity of the SHLAA (2014) site is 64 dwellings.</p> <p>With regard to employment requirements, a District-wide figure of 28 hectares of employment land (B1, B2 and B8 use classes) is being used for the Site allocations work. The PDS identified that the existing employment area of Lakeside Business Park would be protected. No additional employment sites came through the SELAA process in South Cerney, and therefore none were considered through the site allocations work.</p>
<p>Weigh up criteria in RAG Chart for Settlement –(focus on those criteria that are highlighted as 'red')</p> <p><i>What is the relative significance of the criteria to that settlement? Compare how sites differ or not? Are there any reasons for not going with community view? What does the Sustainability Appraisal (SA) indicate? Does the NPPF have an impact?</i></p>	<p>Site SC_13A This site has been redrawn and reduced in size since the Community feedback. The correct site is shown in the May 2014 SHLAA and has been assessed in the evidence documents. It has a potential capacity of 64 dw.</p> <p>The Community feedback is that the site is unsuitable as it is a greenfield site with poor access; the roads are narrow and already congested, with no scope of mitigation. There are issues of sewer flooding that must be rectified before any further development takes place. There are also flooding issues.</p> <p>In the RAG chart, the Sustainability Appraisal (SA) is flagged 'red' due to a portion of the site being in flood zone 3a and b, but the Sequential Test shows that 99.5% is actually in flood zone 1. Therefore development can take place on the vast majority of the site.</p> <p>Local Plan Objective D is flagged red as it is near to a European designated wildlife site, it is within 4.5km of North Meadow and Clattinger Farm SAC, but as it is not within 2.5km, this does not preclude development.</p> <p>The Traffic & Highways criterion is flagged red as the access is narrow and congested, without an obvious solution being available.</p> <p>The site is also flagged red due to it being grade 2 agricultural land.</p>

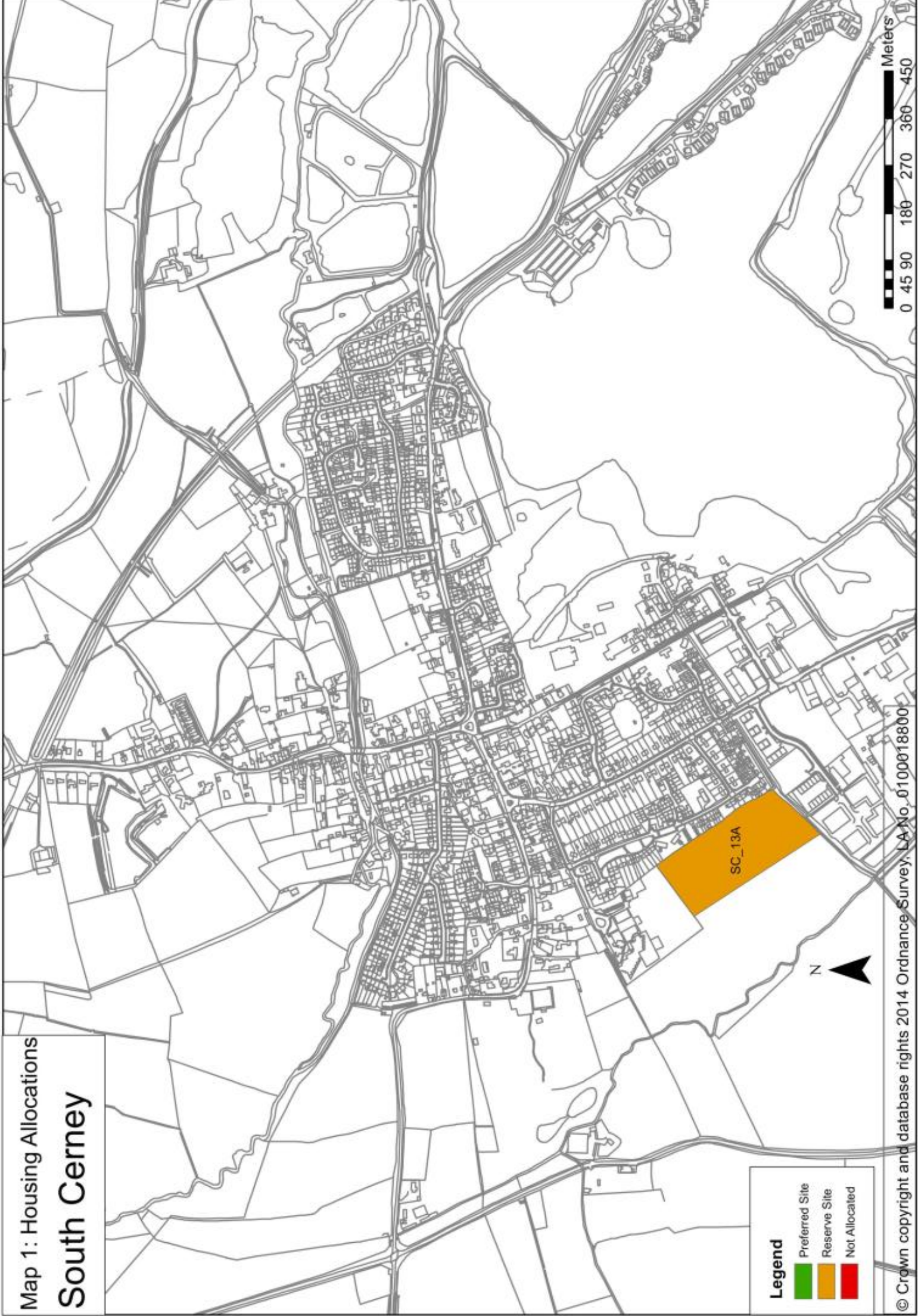
Settlements 4

Points to consider	Settlement Discussion: South Cerney
<p>Consider community benefits and infrastructure gaps / provision</p> <p><i>Will a site help to fill a gap in infrastructure? Could a site help meet a community benefit that has been identified locally as a priority?</i></p>	<p>A full list of infrastructure requirements from the Interim IDP (2013) is at Appendix D. Of high priority to the community are:</p> <ul style="list-style-type: none"> • Education: influx of families in the Duke of Gloucester Barracks will create further problems for the school which is already at full capacity. • Flood & Water: Sewage problems need to be sorted out before further development should take place in the area. Flooding may be a problem on the proposed site. • Transport: traffic movements which would occur with extra vehicles using already congested highways. School at full capacity which is already making traffic movements difficult at the start and end of class. <p>The Interim IDP (2013) states that investigations are ongoing to understand the cause of the recent flooding in the village and what flood risk management measures should be put in place. No specific issues were identified in the IDP that would have significant implications for the phasing of development.</p>
<p>Conclusion</p> <p><i>Are there any planning reasons for not going with the community view? Can mitigation be done to overcome issues identified? Are there wider implications for the Local Plan development strategy?</i></p>	<p>SC_13A is the only available site in the village. Although the site is potentially developable, there is no existing access point to the site and, other than purchasing and bulldozing existing houses, there is no obvious solution. The Parish Council has local evidence of flooding of the sewerage system, which casts doubt on the official response of Thames Water, who have not raised this an issue to prevent development in South Cerney. Taking both issues into account, this site should be a reserve site, until such time as a realistic access solution is proposed and the District Council is reassured that Thames Water have a definite timetable for resolving the sewerage system.</p>

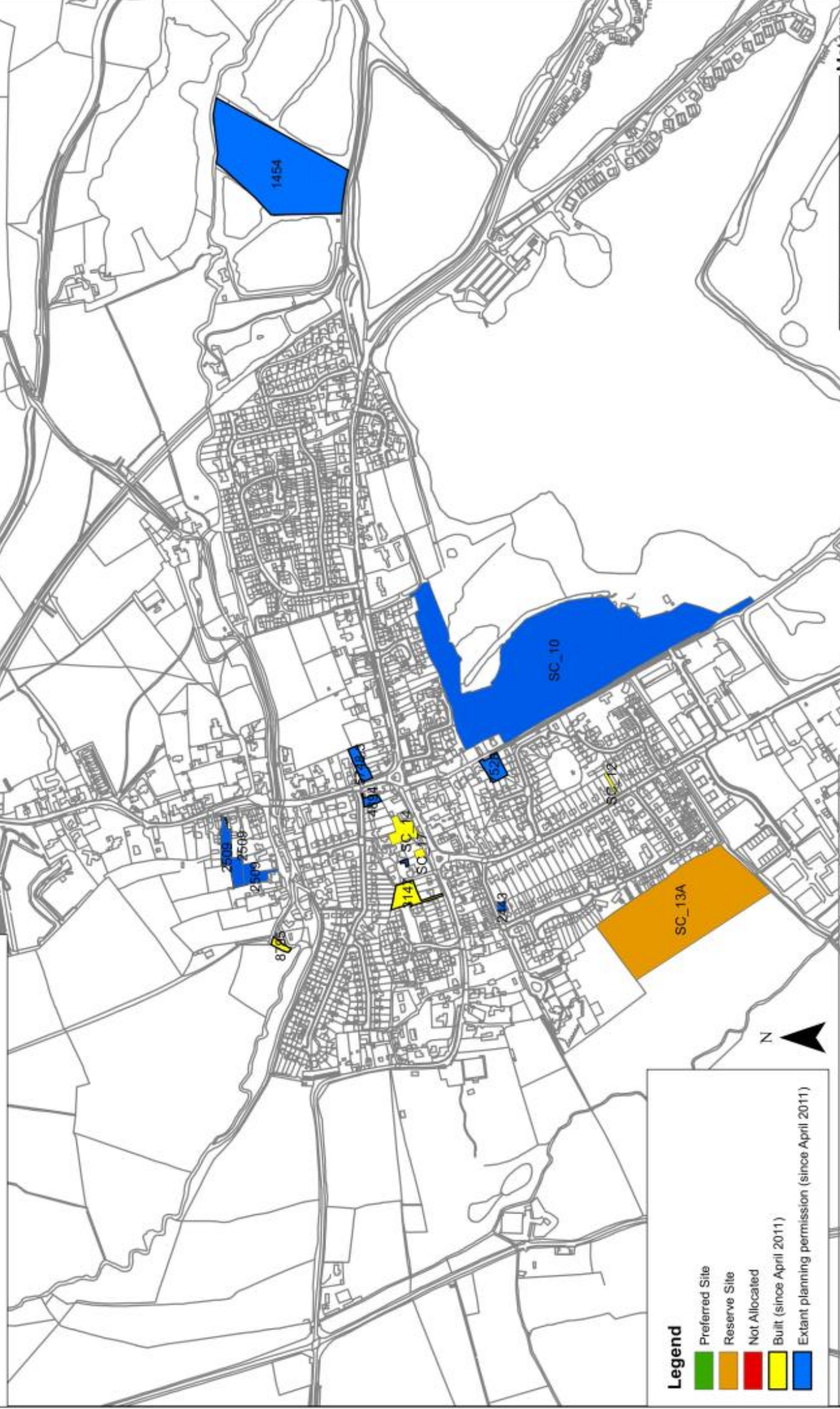
Recommendation

Site/Strategy	Recommendation
SC_13A	Reserve Site for Housing Development (capacity 64dw)
Development Strategy	As no sites are allocated in South Cerney, the Development Strategy must consider whether the 161 dwellings built or committed in the plan period for the village is sufficient, which would necessitate allocating the under provision of 59 dwellings elsewhere, or whether further sites should be found in or adjacent to the village.

Map 1: Housing Allocations
South Cerney



Map 2: All Housing Sites (since April 2011)
South Cerney



Legend

- Preferred Site
- Reserve Site
- Not Allocated
- Built (since April 2011)
- Extant planning permission (since April 2011)



4 Settlements

4.15 Stow on the Wold

Criteria	S_8a Stow Agricultural Services, Lower Swell Road	S_14 Land adjacent to Griffin Court/ Playing Field	S_20 Land at Bretton House	S_22b Land east of King George's Field	S_46 Ashton House, Union Street
Community Engagement Feedback	N/A	N/A	AMBER	N/A	N/A
Sustainability Appraisal - 'Points of the Compass' constraints appraisal	N/A	AMBER	AMBER	AMBER	N/A
Sustainability Appraisal - Site Assessments	AMBER	AMBER	AMBER	AMBER	AMBER
Objective A - Communities	GREEN	GREEN	GREEN	RED	GREEN
Objective B - Environmental Sustainability	GREEN	GREEN	GREEN	AMBER	GREEN
Objective C - Economy, Employment and Retail	GREEN	RED	AMBER	RED	GREEN
Objective D - Housing	GREEN	GREEN	GREEN	AMBER	GREEN
Accessibility including Objective E - Travel, Transport and Access;	GREEN	GREEN	GREEN	AMBER	GREEN
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities;	AMBER	RED	GREEN	RED	AMBER
Natural Environment, including Objective G - Natural Resources	GREEN	RED	AMBER	RED	GREEN
Infrastructure - impact and delivery, including Objective H - Infrastructure (excluding GI considerations)	GREEN	GREEN	GREEN	GREEN	GREEN
Green infrastructure – impact and delivery, including Objective H - Infrastructure where it relates to GI	TBC	TBC	TBC	TBC	TBC

Settlements 4

Criteria	S_8a Stow Agricultural Services, Lower Swell Road	S_14 Land adjacent to Griffin Court/ Playing Field	S_20 Land at Bretton House	S_22b Land east of King George's Field	S_46 Ashton House, Union Street
Objective I - Cirencester	N/A	N/A	N/A	N/A	N/A
Objective J - Cotswold Water Park	N/A	N/A	N/A	N/A	N/A
Delivering the Development Strategy (incl Settlement Strategy)	GREEN	RED	GREEN	RED	GREEN
Traffic & Highways	GREEN	GREEN	RED	GREEN	AMBER
Flood Risk - sequential test (NPPF)	GREEN	GREEN	GREEN	AMBER	AMBER
Water Environment	TBC	TBC	TBC	TBC	TBC
AONB (NPPF)	AMBER	AMBER	AMBER	AMBER	AMBER
Other potential designations / uses / allocations?	GREEN	GREEN	GREEN	GREEN	GREEN
Deliverability (NPPF)	TBC	TBC	TBC	TBC	TBC
Agricultural Land Classification (NPPF)	N/A	AMBER	AMBER	AMBER	AMBER

NB Sites S_34a & b and STW_E9 have planning permission. S_19, although is assessed by the Community, it is below the threshold of 5 units.

Table 22 Stow on the Wold - Site Appraisal RAG Chart (Housing Sites)

4 Settlements

Criteria	STW_E7 Land at Fosse Way and Chamerlayne Close
Community Engagement Feedback	N/A
Sustainability Appraisal - 'Points of the Compass' constraints appraisal	AMBER
Sustainability Appraisal - Site Assessments	AMBER
Objective A - Communities	GREEN
Objective B - Environmental Sustainability	GREEN
Objective C - Economy, Employment and Retail	AMBER
Objective D - Housing	N/A
Accessibility including Objective E - Travel, Transport and Access;	GREEN
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities;	AMBER
Natural Environment, including Objective G - Natural Resources	AMBER
Infrastructure - impact and delivery, including Objective H - Infrastructure (excluding GI considerations)	GREEN
Green infrastructure – impact and delivery, including Objective H - Infrastructure where it relates to GI	TBC
Objective I - Cirencester	N/A

Settlements 4

Criteria	STW_E7 Land at Fosse Way and Chamerlayne Close
Objective J - Cotswold Water Park	N/A
Delivering the Development Strategy (incl Settlement Strategy)	GREEN
Traffic & Highways	RED
Flood Risk - sequential test (NPPF)	GREEN
Water Environment	TBC
AONB (NPPF)	AMBER
Other potential designations / uses / allocations?	GREEN
Deliverability (NPPF)	TBC
Agricultural Land Classification (NPPF)	AMBER
<i>NB. Although STW_E1 was considered in appendix C, it has been removed due to the size of site being below the 0.25ha threshold. STW_E9 has planning permission.</i>	

Table 23 Stow on the Wold - Site Appraisal RAG Chart (Employment Sites)

4 Settlements

Officer Analysis and Evaluation

Points to consider	Settlement Discussion: Stow-on-the Wold
<p>Housing/employment requirements</p> <p><i>Refer to numbers indicated in Preferred Development Strategy May 2013 (PDS), and indicative capacities for sites in SHLAA. Are there sufficient sites suitable? Is there a choice of sites? What are the implications for Development Strategy?</i></p>	<p>The Preferred Development Strategy (PDS May 2013) indicated up to 180 dwellings to be developed in Stow-on-the-Wold for the plan period (2011 to 2031). There have been 92dw built or committed to date, leaving a remainder of up to 88 dwellings to allocate. The capacity of all the SHLAA sites is 263 dwellings (SHLAA 2014).</p> <p>With regard to employment requirements, a District-wide figure of 28 hectares of employment land (B1, B2 and B8 use classes) is being used for the Site Allocations work. The PDS indicated that an appropriate and discreetly located site capable of delivering small local workshops would be sought in Stow.</p> <p>The only potential employment site to come forward through the SELAA process is STW_E7 (land at Fosse way and Chamberlayne close), however the site is proposed for a Care/Retirement community. The site (S_20) has also been proposed for housing through the SHLAA process.</p>
<p>Weigh up criteria in RAG Chart for Settlement –(focus on those criteria that are highlighted as 'red')</p> <p><i>What is the relative significance of the criteria to that settlement? Compare how sites differ or not? Are there any reasons for not going with community view? What does the Sustainability Appraisal (SA) indicate? Does the NPPF have an impact?</i></p>	<p>Housing Sites</p> <p>S_8A has a potential capacity of 10 dw, it has not been assessed by the Community. It is within the development boundary and is a brownfield site. There are no 'red' issues raised in the RAG chart on the site.</p> <p>S_14 has a capacity of 40dw. It has not been considered by the Community.</p> <p>Local Plan Objective C is flagged as red, as the site has been assessed as having a high/medium effect on the AONB, and being grade 3a agricultural land, but mitigation measures of high design are suggested. Objectives F and G are flagged as red on the same grounds. It is considered that development of this site would not achieve the Development Strategy's aim of protecting Stow's attractive environment, built heritage and sensitive hilltop setting, hence it being flagged as red.</p> <p>S_20 has a potential capacity of 87dw. The Community feedback is that it is considered suitable for development subject to mitigation, which refers to the issue of poor site access, retaining trees and hedgerows including use of TPOs.</p>

Settlements 4

Points to consider	Settlement Discussion: Stow-on-the Wold
	<p>The Traffic and highways criterion is flagged as red as potential access to the site is from the A429, and there is uncertainty as to whether this can be overcome.</p> <p>S_22B has a potential capacity of 106 dw. The Community did not assess this site.</p> <p>Local Plan Objective A is flagged as red as it is considered that the site would not improve access to services, facilities and employment. Objective F and G are flagged as red, as it has been assessed as having a high/medium effect on the AONB, and being grade 3a agricultural land, but mitigation measures of high design are suggested. It is considered that development of this site would not achieve the Development Strategy's aim of protecting Stow's attractive environment, built heritage and sensitive hilltop setting, hence it being flagged as red.</p> <p>S_46 has a potential capacity of 20dw. It has not been assessed by the community. There are no 'red' issues raised in the RAG chart on the site.</p> <p>Employment Sites</p> <p>STW_E7 - In the RAG chart analysis the site has a red flag on 'Traffic and Highways' as there is uncertainty as to whether a suitable access onto the A429 can be resolved. The site is also S_20 and has been proposed for housing development.</p>
<p>Consider community benefits and infrastructure gaps / provision</p> <p><i>Will a site help to fill a gap in infrastructure? Could a site help meet a community benefit that has been identified locally as a priority?</i></p>	<p>A full list of infrastructure requirements (Interim IDP 2013) is at Appendix D. Of high priority to the Community are:</p> <ul style="list-style-type: none"> • Transport: Safety and accessibility concerns should site S_20 be developed on the Fosse Way <p>All sites will be required to contribute towards the provision of infrastructure as identified in the Interim IDP (2013) or latest available version. The Interim IDP (2013) has not identified any issues that would prevent or delay development in Stow-on-the-Wold in the plan period, although it does highlight the need to assess proposals individually. The development of S_20 would have to address the transport concerns raised by the Community.</p>
<p>Conclusion</p>	<p>S_8A should be a Preferred Site . This is a brownfield site, within the current development boundary of the settlement.</p>

4 Settlements

Points to consider	Settlement Discussion: Stow-on-the Wold
<p><i>Are there any planning reasons for not going with the community view? Can mitigation be done to overcome issues identified? Are there wider implications for the Local Plan development strategy?</i></p>	<p>S_20 (STW_E7), whilst being suitable for development, has difficult site access issues, which do not have an obvious solution, thus it is considered that the site may not be deliverable. Therefore, the site should be a reserve site, until such time as access to the site can be resolved.</p> <p>S_14 and S_22B are subject to a current planning appeal (13/01856/OUT). The sites will be subject to detailed planning assessment, more detailed than would be the case by a Local Plan. If the Secretary of State allows the appeal then these numbers will be taken into account. If he dismisses the appeal then reasons for dismissal will need to be assessed to determine whether this site should ever come forward for residential development. Therefore, this Site Allocations Paper will take no decision on these sites.</p> <p>S_46 should be a Preferred Site. This is a brownfield site within the development boundary.</p> <p>STW_E7 (S_20) - the site has been identified as a reserve site for housing, which is more viable in terms of funding an access solution. Therefore, this site should not be allocated for employment development.</p>

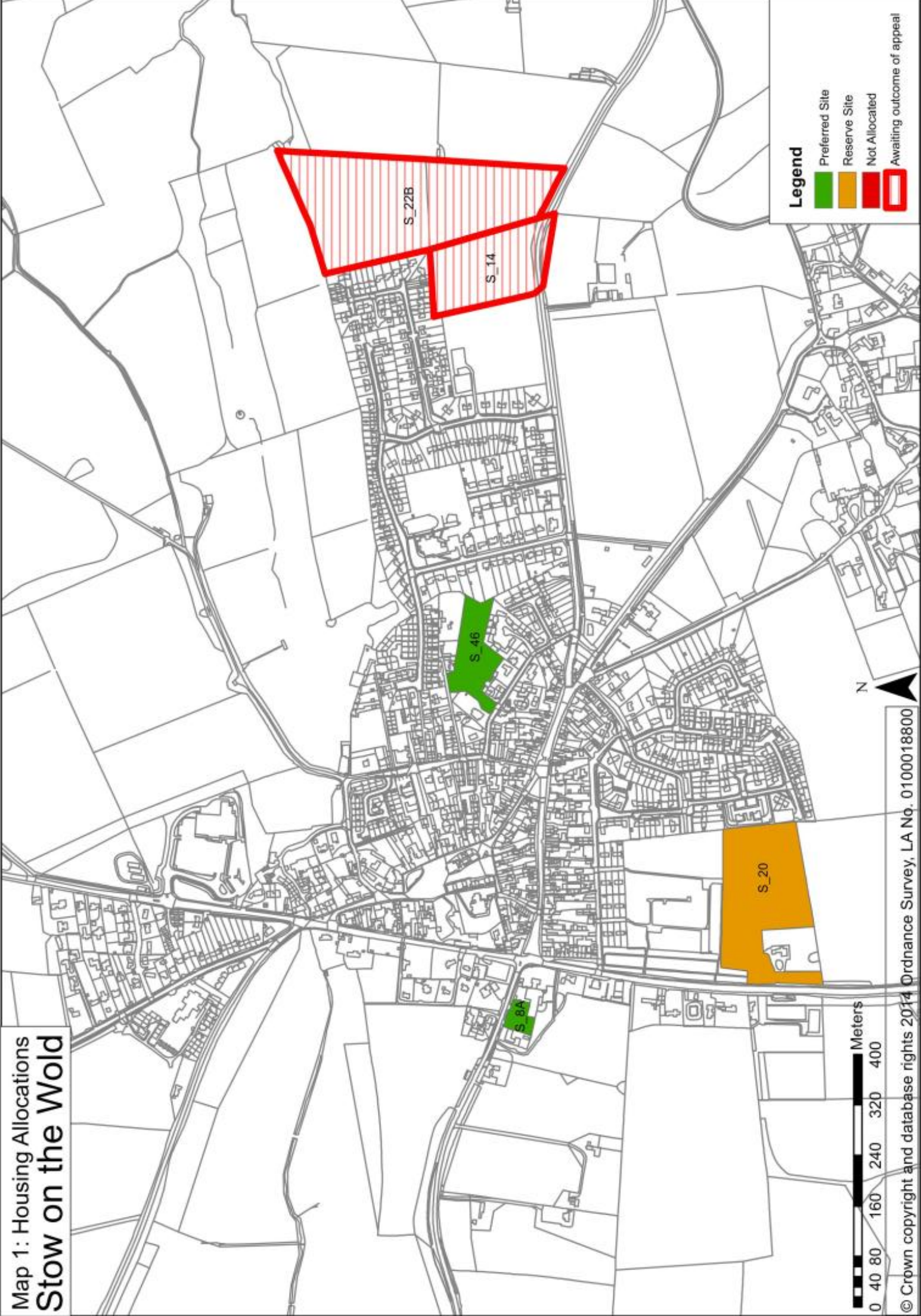
Recommendation

Site/Strategy	Recommendation
S_8A	Preferred Site for Housing Development (capacity 10dw)
S_14	Awaiting outcome of Appeal.
S_20 (STW_E7)	Reserve site for Housing Development (capacity 87dw)
S_22B	Awaiting outcome of Appeal.
S_46	Preferred Site for Housing Development (capacity 20dw)
Development Strategy	The current appeal on S_14 and S_22B will affect the Development Strategy for Stow-on-the-Wold. Without these, there are only sites for 30 dwellings recommended, which leaves an under-provision of 58 dwellings. The Strategy will need to consider whether to allocate the reserve site, or await the outcome of the Appeal.

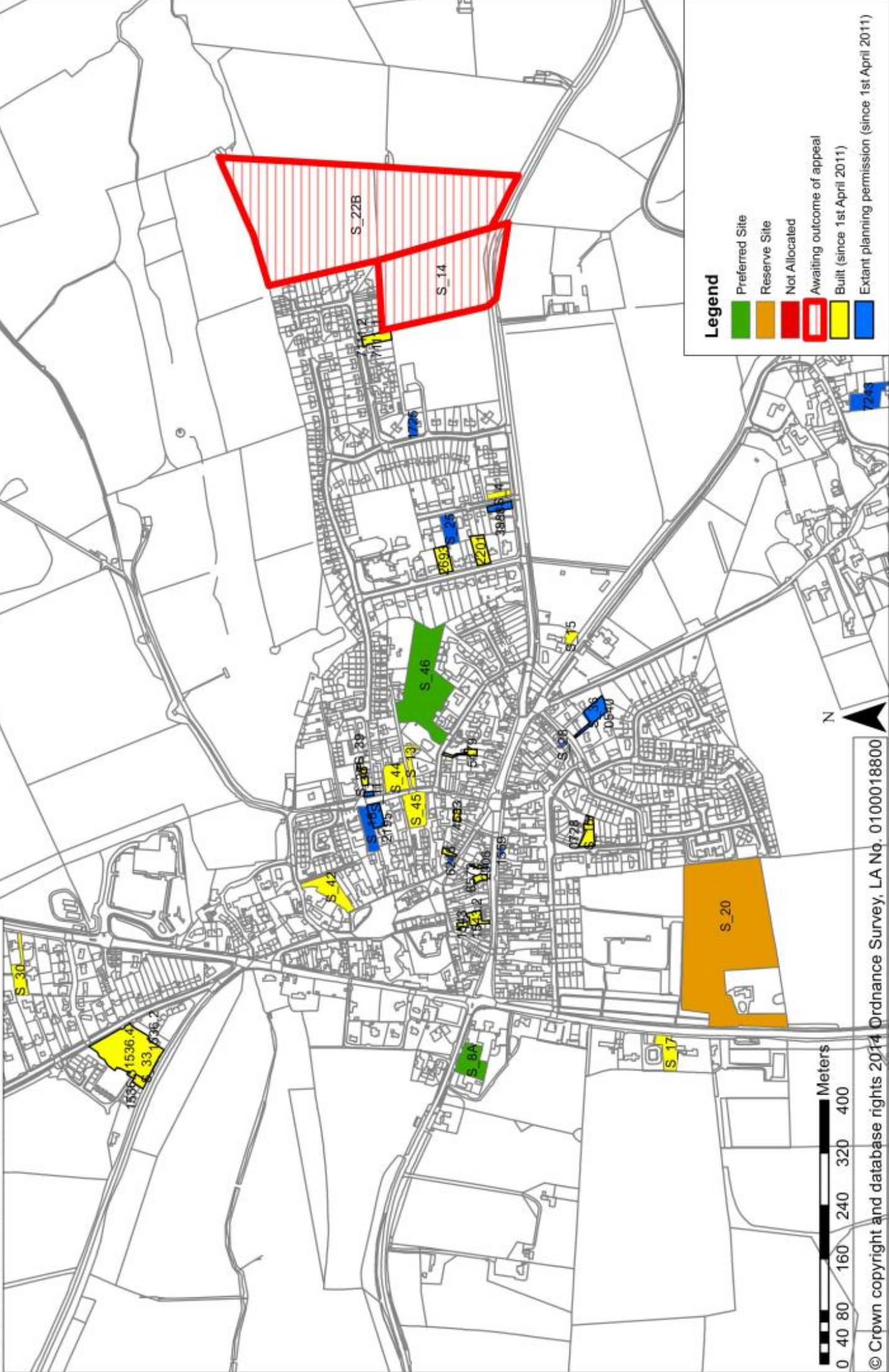
Settlements 4

Site/Strategy	Recommendation
	There are no identified sites for employment development in the town, therefore policy should be developed to enable appropriate employment sites to come forward.

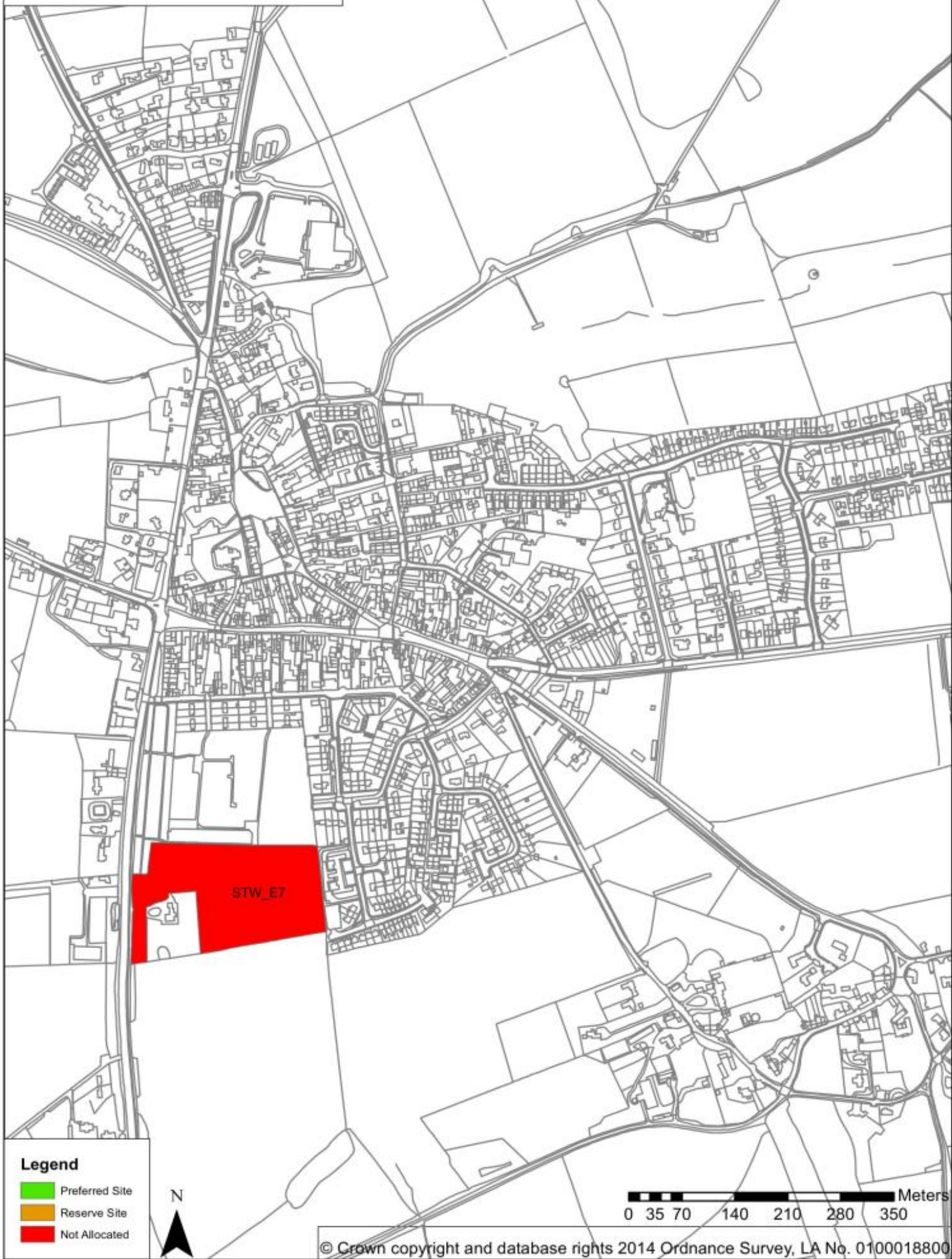
Map 1: Housing Allocations Stow on the Wold



Map 2: All Housing Sites (since April 2011)
Stow on the Wold



Stow on the Wold



Legend

- Preferred Site
- Reserve Site
- Not Allocated

N

0 35 70 140 210 280 350 Meters

Settlements 4

4.16 Tetbury

Criteria	T_24B Former Matbro Site	T_31B Land adjacent to Blind Lane	T_51 Northfield Garage
Community Engagement Feedback	N/A	RED	GREEN
Sustainability Appraisal - 'Points of the Compass' constraints appraisal	N/A	AMBER	N/A
Sustainability Appraisal - Site Assessments	AMBER	AMBER	RED
Objective A - Communities	GREEN	GREEN	GREEN
Objective B - Environmental Sustainability	GREEN	AMBER	GREEN
Objective C - Economy, Employment and Retail	GREEN	AMBER	GREEN
Objective D - Housing	GREEN	GREEN	GREEN
Accessibility including Objective E - Travel, Transport and Access;	GREEN	GREEN	GREEN
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities;	GREEN	AMBER	GREEN
Natural Environment, including Objective G - Natural Resources	AMBER	RED	AMBER
Infrastructure - impact and delivery, including Objective H - Infrastructure (excluding GI considerations)	GREEN	GREEN	GREEN
Green infrastructure – impact and delivery, including Objective H - Infrastructure where it relates to GI	TBC	TBC	TBC

4 Settlements

Criteria	T_24B Former Matbro Site	T_31B Land adjacent to Blind Lane	T_51 Northfield Garage
Objective I - Cirencester	N/A	N/A	N/A
Objective J - Cotswold Water Park	N/A	N/A	N/A
Delivering the Development Strategy (incl Settlement Strategy)	GREEN	GREEN	GREEN
Traffic & Highways	GREEN	AMBER	GREEN
Flood Risk - sequential test (NPPF)	AMBER	AMBER	AMBER
Water Environment	TBC	TBC	TBC
AONB (NPPF)	AMBER	AMBER	AMBER
Other potential designations / uses / allocations?	GREEN	GREEN	GREEN
Deliverability (NPPF)	TBC	TBC	TBC
Agricultural Land Classification (NPPF)	N/A	RED	N/A
<i>NB. Sites T_38 and T_61 have planning permission and have therefore not been carried forward through the site allocations process.</i>			

Table 24 Tetbury - Site Appraisal RAG Chart (Housing Sites)

Settlements 4

Criteria	TET_E1 Priory Park, Priory Industrial Estate	TET_E2 Extension to Tetbury Industrial Estate	TET_E4 Land south-east of SIAC
Community Engagement Feedback	N/A	N/A	N/A
Sustainability Appraisal - 'Points of the Compass' constraints appraisal	N/A	AMBER	N/A
Sustainability Appraisal - Site Assessments	RED	AMBER	AMBER
Objective A - Communities	GREEN	GREEN	GREEN
Objective B - Environmental Sustainability	GREEN	GREEN	GREEN
Objective C - Economy, Employment and Retail	GREEN	GREEN	GREEN
Objective D - Housing	N/A	N/A	N/A
Accessibility including Objective E - Travel, Transport and Access;	GREEN	GREEN	GREEN
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities;	GREEN	GREEN	GREEN
Natural Environment, including Objective G - Natural Resources	AMBER	RED	AMBER
Infrastructure - impact and delivery, including Objective H - Infrastructure (excluding GI considerations)	GREEN	GREEN	GREEN
Green infrastructure – impact and delivery, including Objective H - Infrastructure where it relates to GI	TBC	TBC	TBC

4 Settlements

Criteria	TET_E1 Priory Park, Priory Industrial Estate	TET_E2 Extension to Tetbury Industrial Estate	TET_E4 Land south-east of SIAC
Objective I - Cirencester	N/A	N/A	N/A
Objective J - Cotswold Water Park	N/A	N/A	N/A
Delivering the Development Strategy (incl Settlement Strategy)	RED	RED	RED
Traffic & Highways	GREEN	GREEN	GREEN
Flood Risk - sequential test (NPPF)	AMBER	GREEN	AMBER
Water Environment	TBC	TBC	TBC
AONB (NPPF)	AMBER	AMBER	AMBER
Other potential designations / uses / allocations?	GREEN	GREEN	GREEN
Deliverability (NPPF)	TBC	TBC	TBC
Agricultural Land Classification (NPPF)	N/A	RED	N/A

Table 25 Tetbury - Site Appraisal RAG Chart (Employment Sites)

Settlements 4

Officer Analysis and Evaluation

Points to consider	Settlement Discussion: Tetbury
<p>Housing/employment requirements</p> <p><i>Refer to numbers indicated in Preferred Development Strategy May 2013 (PDS), and indicative capacities for sites in SHLAA. Are there sufficient sites suitable? Is there a choice of sites? What are the implications for Development Strategy?</i></p>	<p>The Preferred Development Strategy (PDS May 2013) indicated up to 650 dwellings to be developed in Tetbury for the plan period (2011 to 2031). Completions and commitments to date total 739 dwellings, and so have exceeded this initial figure. Consideration should be given in the Local Plan Development Strategy as to whether the town should be allocated any further sites during the plan period.</p> <p>With regard to employment requirements, a District-wide figure of 28 hectares of employment land (B1, B2 and B8 use classes) is being used for the Site Allocations work. The PDS sought to positively encourage new employment development at the Tetbury Industrial Estate, and further land between Cirencester Road and London Road will be allocated for employment uses to accommodate the town's future needs. Existing uses at Tetbury industrial estate, Hampton Street and Priory industrial estates will be protected.</p> <p>Three potential employment sites proposed for B1, B2, B8 uses have come forward through the SELAA process. TET_E1 – Priory park, Priory Industrial Estate; TET_E2 – Pike Field, Extension to Tetbury Industrial Estate and TET_E4 - Land south east of SIAC– proposed for B1, B2, B8. However, TET_E4 has also been put forward for housing development through the SHLAA process. It is the same site as T_24B.</p>
<p>Weigh up criteria in RAG Chart for Settlement (focus on those criteria that are highlighted as 'red')</p> <p><i>What is the relative significance of the criteria to that settlement? Compare how sites differ or not? Are there any reasons for not going with community view? What does the Sustainability</i></p>	<p>Housing Sites</p> <p>T_24B – has a potential capacity of 9dw. The Community did not assess this site, as it was not put forward at that time.</p> <p>There are no 'red' flags in the RAG chart on this site. It is a brownfield site within the development boundary.</p> <p>T_31B – has a potential capacity of 43dw. Community Feedback considered the site unsuitable for development. There are issues over vehicle access, environmental impact due to run off, flooding into Longtree Close, and the site is Grade 2 agricultural land.</p> <p>In the RAG chart analysis, the Local Plan Objective G is flagged as 'red' as it has the potential to impact on a European designated wildlife site. However, this is not of concern in the Sustainability Appraisal (SA) site assessments as it is more than 5 km from this site, so the impact can be mitigated.</p>

4 Settlements

Points to consider	Settlement Discussion: Tetbury
<p><i>Appraisal (SA) indicate? Does the NPPF have an impact?</i></p>	<p>There is a 'red' flag on agricultural land as the site is Grade 2. With regard to flooding, no 'red' flag has been indicated, as the surface water flooding assessed in the Sequential Test report as classed as 'very low risk', which can be considered in a site specific FRA and mitigated.</p> <p>T_51 – has a potential capacity of 18dw. Community feedback considers the site suitable for development, being ranked first choice out of the four sites considered. The site is brownfield, and has good pedestrian, cycling and vehicle access. A lower density than is proposed would be preferred.</p> <p>The SA site assessment shows that it is within a 1 in 30 year surface water flood zone, which is sieve 1 and graded 'red', but the Sequential Test shows that it has a medium risk from surface water flooding but highlights that there may be an error in the ground modelling. Therefore a site specific FRA would be required.</p>
	<p>Employment Sites</p> <p>TET_E1 (Priory park, Priory Industrial Estate) the site is proposed for B1, B2, B8 uses and is 0.39ha. The site lies within an existing industrial estate and is used as a car park. In the RAG chart analysis, the SA is flagged as 'red' as it intersects with a 1 in 100 year surface water flood zone. However, the Sequential Test states there is low surface water flood risk due to ponding, and this could be mitigated. Delivering the development strategy is flagged as 'red', as the Council's viability consultants (Hewdons 2014) have indicated issues with the viability of employment sites in Tetbury given that a significant amount of land has been lost to other, mainly residential, uses. However, this should not prevent the provision of a range of employment sites in the town in order to try and support the local economy.</p> <p>TET_E2 (Pike Field, Extension to Tetbury Industrial Estate) the site is proposed for B1, B2, B8 and comprises 6.74ha of greenfield land. In the RAG chart analysis, the site is flagged as 'red' on Objective G 'Natural Resources' mainly due to its impact on the AONB and its potential impact on a European designated wildlife site. However, the landscape report (White Consultants, 2014) concludes that the site would have a medium-low impact on the AONB. Also the SA does not flag up the impact on the European sites as a significant issue because the site lies about 10 km from North Meadow/Clattinger Farm and Rodborough Common. Delivering the development strategy is flagged as 'red', as the Council's viability consultants (Hewdons 2014) have indicated issues with the viability of employment sites in Tetbury given that a significant amount of land has been lost to other, mainly residential, uses. However, they also indicate that the proposed allocation at Tetbury set out in the PDS was in the most viable location.</p>

Settlements 4

Points to consider	Settlement Discussion: Tetbury
	<p>They considered that there was a good prospect of development being achieved on the sites proposed for allocations. The site is also flagged as 'red' as it is grade 1 or 2 agricultural land. However, there is no other more suitable or viable employment site, and therefore on balance the loss of agricultural land should not override the potential to provide employment development in Tetbury.</p> <p>TET_E4 (Land south east of SIAC) the site has been proposed for B1, B2, B8 uses but it has also been put forward for residential development, it is the same site as T_24B.</p>
<p>Consider community benefits and infrastructure gaps / provision</p> <p><i>Will a site help to fill a gap in infrastructure? Could a site help meet a community benefit that has been identified locally as a priority?</i></p>	<p>A full list of infrastructure requirements (Interim IDP 2013) is at Appendix D. Of high priority to the community are concerns on the following due to increased population resulting from potential new development:</p> <ul style="list-style-type: none"> • Flood & Water – T_31B concerns raised over the possible effect of surface water run-off and causing possible flooding into Longtree Close. • Transport: Concern over increased car usage exacerbating existing congestion and parking in Tetbury. Limited public transport on offer. • Employment – Concern over loss of employment land and significant employers from the town. <p>The Interim IDP (2013) has identified that third party permissions may be required for gas to be supplied to certain sites, so early engagement is advised to prevent delays to site delivery. However, no specific issues that would have a significant implication for the phasing of development have been identified.</p>
<p>Conclusion</p> <p><i>Are there any planning reasons for not going with the community view? Can mitigation be done to overcome issues identified? Are there wider implications for the Local Plan development strategy?</i></p>	<p>Overall, there are no planning reasons for overriding the Community's views on sites at this stage of the plan.</p> <p>T_24B – this site should be a Preferred Site – it is a brownfield site within the development boundary.</p> <p>T_51 – this should be a Preferred Site, subject to a site specific FRA. This is a brownfield site within the development boundary and is supported by the community.</p> <p>The remaining site being considered, T_31B, has been assessed as having development potential, but it is not considered necessary to go against the views of the community as the site is not needed in this plan period. Therefore it is recommended that T_31B is a reserve site.</p> <p>Employment Sites:</p>

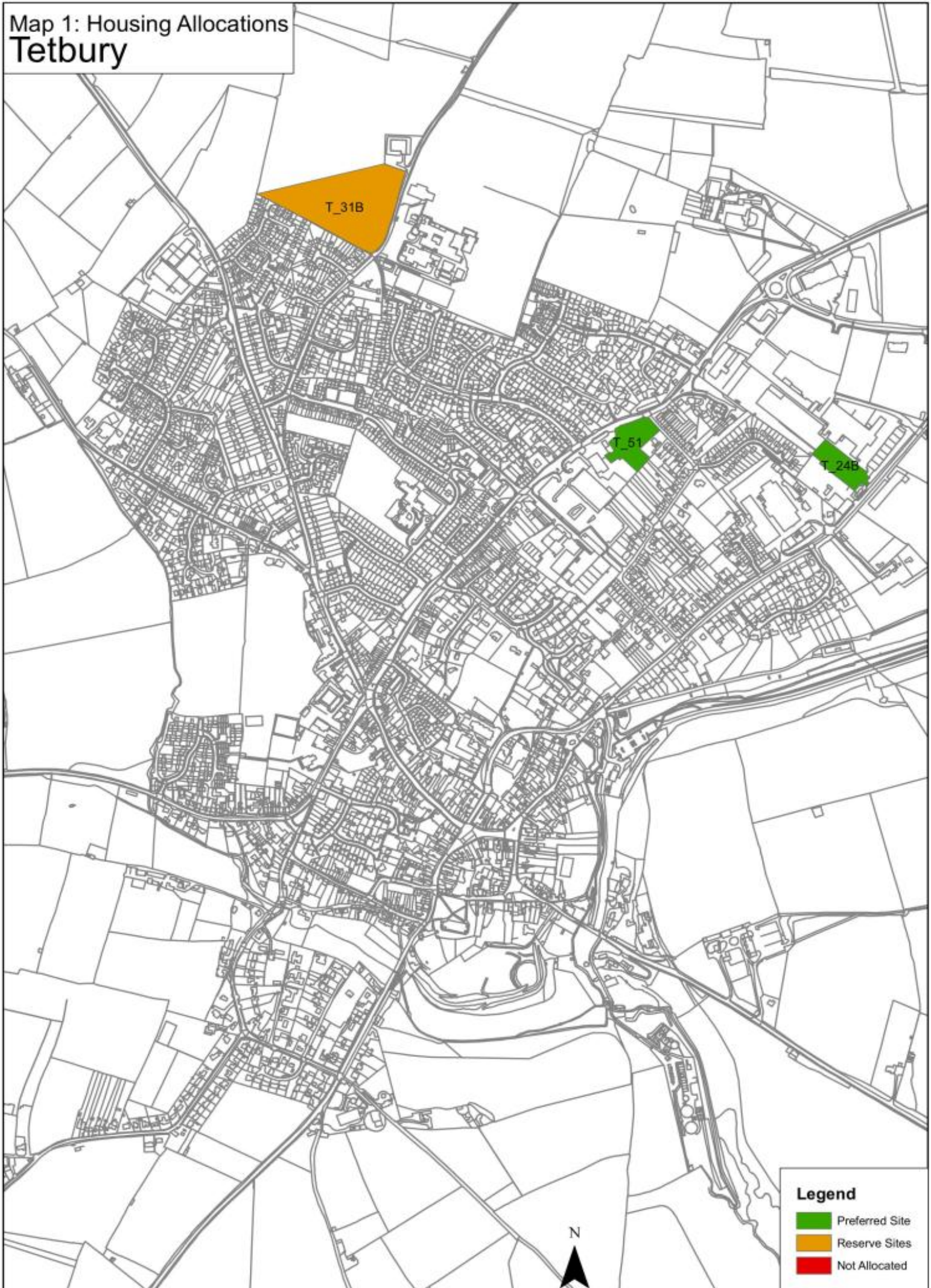
4 Settlements

Points to consider	Settlement Discussion: Tetbury
	<p>TET_E1 – this is currently used as a car park and is located within an existing industrial estate. The site is also within the development boundary of the settlement, and therefore it is not necessary to allocate this site. It can come forward for employment development under existing policy.</p> <p>TET_E2 – this site offers the opportunity to provide a prestige high quality long term employment site for Tetbury, the second largest town in the District. This site should be a Preferred Site for employment uses.</p> <p>TET_E4 - this site has been considered suitable for housing development. It should therefore not be allocated for employment.</p>

Recommendation

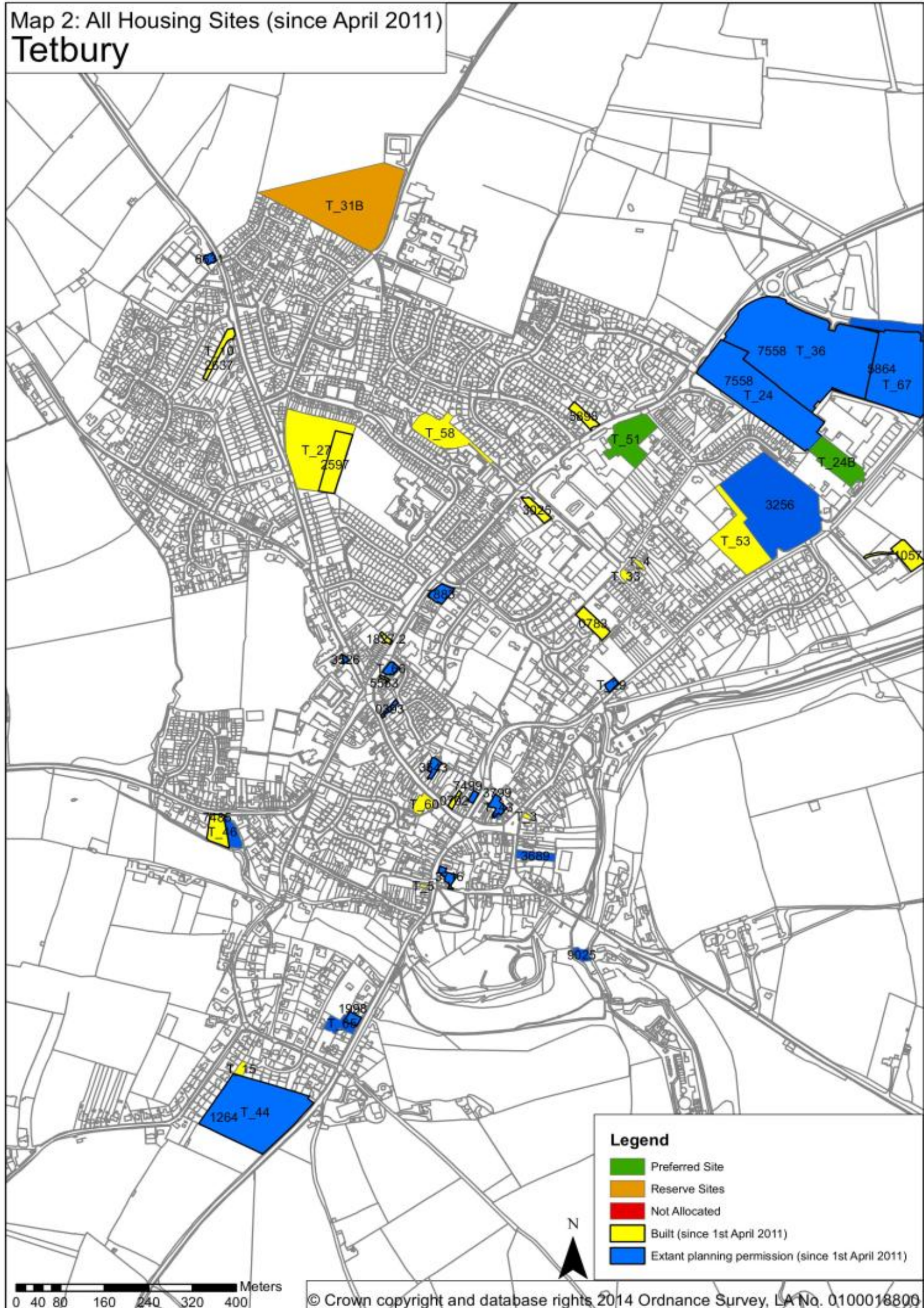
Site/Strategy	Recommendation
T_24B (TET_E4)	Preferred Site for Housing Development (Capacity 9dw)
T_31B	Reserve Site for Housing Development (Capacity 43dw)
T_51	Preferred Site for Housing Development (Capacity 18dw)
TET_E1	Not necessary to allocate the site, it can come forward under existing policy for employment development.
TET_E2	Preferred Site for Employment Development
Development Strategy	<p>Built and committed development in Tetbury to date totals 739 dwellings which exceeds the 650 initially identified in the PDS. The Preferred Sites could provide an additional 27 dwellings. Beyond those sites, it is recommended that no further sites should be allocated for housing development in Tetbury due to the high amount of dwellings already built or committed.</p> <p>The Preferred Employment Site would provide 6.74 ha of additional employment land in Tetbury, which would make a significant and appropriate contribution towards meeting the District-wide requirement for B class employment land.</p>

Map 1: Housing Allocations Tetbury



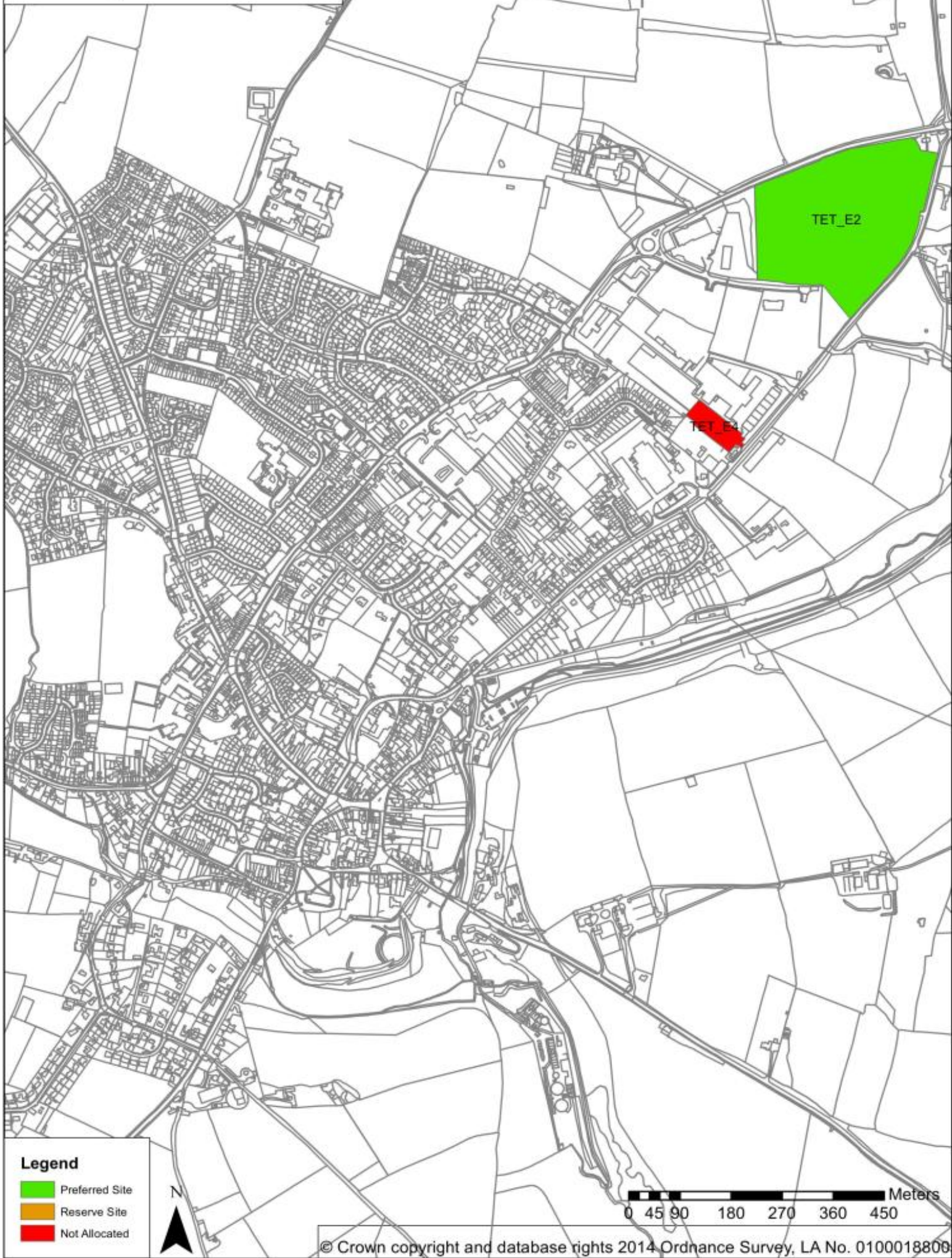
0 40 80 160 240 320 400 Meters

Map 2: All Housing Sites (since April 2011) Tetbury



Map 3: Employment Allocations

Tetbury



4 Settlements

4.17 Upper Rissington

4.8 The only additional potential development site (UR_2 Land adjacent to South Gate Court) at Upper Rissington being considered through the site allocations process has recently been granted outline planning permission (Ref 14/01403/OUT) for up to 26 dwellings (to include 50% affordable housing). Therefore, there is no consideration of sites in this section. The Local Plan Development Strategy will discuss the future of Upper Rissington in the plan period.

4 Settlements

Criteria	W_1a Garage workshop behind The Nook, Main Street	W_1b Garden behind The Nook, Main Street	W_4a Land adjacent to Harvest Piece, Collin Lane	W_4b Land between W_4a and future heritage railway	W_5 Land at Broadway Road	W_7a Land north of B4632 and east of employment estate	W_8a Land between Collin Close and Collin Lane	W_8b Land west of Field Close and north of B4632	W_9 Goodigore Orchard	W_10 Land north of Chipping Lane
Green infrastructure – impact and delivery, including Objective H - Infrastructure where it relates to GI	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC
Objective I - Cirencester	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Objective J - Cotswold Water Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Delivering the Development Strategy (incl Settlement Strategy)	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
Traffic & Highways	RED	RED	AMBER	RED	GREEN	AMBER	GREEN	GREEN	RED	GREEN
Flood Risk - sequential test (NPPF)	AMBER	GREEN	AMBER	AMBER	GREEN	AMBER	AMBER	AMBER	AMBER	AMBER
Water Environment	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC
AONB (NPPF)	AMBER	AMBER	GREEN	GREEN	AMBER	GREEN	AMBER	AMBER	GREEN	TBC
Other potential designations / uses / allocations?	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN	GREEN
Deliverability (NPPF)	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC	TBC
Agricultural Land classification (NPPF)	N/A	AMBER	AMBER	AMBER	AMBER	AMBER	AMBER	AMBER	AMBER	AMBER

Table 26 Willersey - Site Appraisal RAG Chart (Housing Sites)

Settlements 4

Criteria	WIL_E1c Land north of B4632 and adjacent to industrial estate
Community Engagement Feedback	N/A
Sustainability Appraisal -- 'Points of the Compass' constraints appraisal	GREEN
Sustainability Appraisal - Site Assessments	RED
Objective A - Communitie	GREEN
Objective B - Environmental Sustainability	GREEN
Objective C - Economy, Employment and Retail	GREEN
Objective D - Housing	GREEN
Accessibility including Objective E - Travel, Transport and Access;	GREEN
Historic Environment, including Objective F - Built Environment, Local Distinctiveness, Character and Special Qualities;	GREEN
Natural Environment, including Objective G - Natural Resources	AMBER
Infrastructure - impact and delivery, including Objective H - Infrastructure (excluding GI considerations)	GREEN
Green infrastructure – impact and delivery, including Objective H - Infrastructure where it relates to GI	TBC
Objective I - Cirencester	N/A
Objective J - Cotswold Water Park	N/A
Delivering the Development Strategy (incl Settlement Strategy)	AMBER
Traffic & Highways	AMBER
Flood Risk - sequential test (NPPF)	AMBER
Water Environment	TBC
AONB (NPPF)	GREEN
Other potential designations / uses / allocations?	GREEN
Deliverability (NPPF)	TBC
Agricultural Land Classification (NPPF)	AMBER

Table 27 Willersey - Site Appraisal RAG Chart (Employment Sites)

4 Settlements

Officer Analysis and Evaluation

Points to consider	Settlement Discussion: Willersey
<p>Housing/employment requirements</p> <p><i>Refer to numbers indicated in Preferred Development Strategy May 2013 (PDS), and indicative capacities for sites in SHLAA. Are there sufficient sites suitable? Is there a choice of sites? What are the implications for Development Strategy?</i></p>	<p>The Preferred Development Strategy (PDS May 2013) has suggested a potential allocation of 50 dwellings to be built in Willersey within the plan period (2011 to 2031). Completions and commitments to date total 4 dwellings, leaving 46 dwellings to allocate. The capacity of the SHLAA (2014) sites is 193 dwelling and there have been three additional sites suggested increasing the potential total to 265 dwellings.</p> <p>With regard to employment requirements, a District-wide figure of 28 hectares of employment land (B1, B2 and B8 use classes) is being used for the Site Allocations work. The PDS identified that the existing employment uses at Willersey Industrial estate will be protected.</p> <p>The only additional potential employment site to come forward through the SELAA process is WIL_E1C (land north of B4632 and adjacent to industrial estate), and it was put forward for a mixed use development. However the site has also been proposed for just housing through the SHLAA process - it is the same site as W_7A.</p>
<p>Weigh up criteria in RAG Chart for Settlement –(focus on those criteria that are highlighted as 'red')</p> <p><i>What is the relative significance of the criteria to that settlement? Compare how sites differ or not? Are there any reasons for not going with community view? What does the Sustainability Appraisal (SA) indicate? Does the NPPF have an impact?</i></p>	<p>Housing Sites</p> <p>Although W_1A and W_1B are assessed separately, they need to be considered together otherwise the site size will fall below the 5 dw threshold. The Community feedback is that these sites are suitable for development, ranked 3rd and 4th, although the Parish Council would like to see a shop located on part of the site.</p> <p>Local Plan Objective A is flagged as 'red' in the RAG chart analysis as it would involve the loss of a community facility i.e. the garage workshop. The Traffic and Highways criterion is red as there are access issues that would be difficult to overcome.</p> <p>W4A - has a potential capacity of 38 dwellings. The Community feedback is that the site is suitable subject to mitigation. The ranking is 6th, the lowest of the suitable sites. Footpath issues would need to be rectified to connect it to the village facilities, the access requires improving, there should be no 3 storey houses, and there needs to be speed control on the main road.</p> <p>On the RAG chart, the Sustainability Appraisal (SA) is flagged as red as the site intersects with a 1 in 30 year surface water flood zone, although the Sequential Test identifies this as being only 0.02% of the site, so can be mitigated.</p>

Settlements 4

Points to consider	Settlement Discussion: Willersey
	<p>W_4B - has a potential capacity of 45 dwellings. The Community feedback is that the site is unsuitable for development now, but should be reconsidered in the future (the site is not adjacent to the built up area of the village).</p> <p>The Traffic and highways criterion in the RAG chart is 'red' as there are access issues that are difficult to overcome.</p> <p>W_5 - has a potential capacity of 17 dwellings. The Community feedback is that this site would be suitable for development subject to mitigation. They have ranked it 5th out of 6 in preference. The site is in the AONB, it has surface water issues, suitable landscaping would be required with hedges planted on western edge and fences to be kept. The site should have a maximum of 17 dwellings.</p> <p>The Local Plan Objective G is flagged red in the RAG Chart due to the 'medium' impact on the AONB and the potential impact on a European designated wildlife site. The site is within 10-15km of Dixton Wood SAC and Bredon Hill SAC. However, this was not flagged as a significant issue in the SA, and can be mitigated.</p> <p>W_7A - has a potential capacity of 75 dwellings. The Community feedback is that this is suitable for development and is ranked 1st in preference. They would like 65 houses and have a number of design considerations, including a school, playing field and GP surgery.</p> <p>The SA is flagged as red as the site intersects with a 1 in 30 year surface water flood zone. The Sequential Test identifies this as 0.01%, which is negligible and can be mitigated.</p> <p>W_8A - has a potential capacity of 31 dwellings. The Community feedback is that the site is not suitable for development. There is major concern over the destroying of ancient ridge and furrow and there are other more suitable sites.</p> <p>The SA is flagged red as the site intersects with a 1 in 30 year surface water flood zone, the Sequential Test gives this site a medium risk, although this would need to be considered by a site specific FRA for possible mitigation. Local Plan Objective G is red due to the medium surface water flood risk, and impact on the landscape.</p> <p>W_8B - has a potential capacity of 27 dwellings. The Community feedback is that the site is not suitable for development. There is major concern over surface water flooding and there are other more suitable sites available.</p>

4 Settlements

Points to consider	Settlement Discussion: Willersey
	<p>The SA is flagged red as the site intersects with a 1 in 30 year surface water flood zone, although the Sequential Test rates this site a low risk, with 0.9% in this zone. Local Plan Objective G is red due to the medium surface water flood risk, and impact on the landscape.</p> <p>W_9 - has a potential capacity of 15 dwellings. The Community feedback is that the site is suitable for development subject to mitigation of improving vehicular access, with hedgerows to protect the brook and enhance wildlife habitats. The site is ranked 2nd out of 6 preferred sites by the community.</p> <p>The SA is flagged as red as it intersects with a 1 in 30 year surface water flood zone, the Sequential Test class it as a high risk of potential surface water flooding, with 8.4% in this zone, 26% of the site is within a 1 in 100 year flood zone and 69.95% in a 1 in 1000 yr flood zone. A site specific FRA would be required to assess this fully to demonstrate that the risk can be mitigated.</p> <p>Local Plan Objective B is flagged red due to the flood risk issues already mentioned above. Objective G is flagged as red due to the medium impact on the AONB and the potential impact on a European designated wildlife site. The site is within 10-15km of Dixton Wood SAC and Bredon Hill SAC. However, this was not flagged as a significant issue in the SA, and can be mitigated.</p> <p>The Traffic and highways criterion in the RAG chart is 'red' as there are access issues that are difficult to overcome.</p> <p>W_10 - This was considered unsuitable for development by the community as it is in the AONB, has wildlife on site and has a dangerous access. The site has been assessed in the SHLAA Addendum (2014) as 'not currently developable' and therefore will not be considered further.</p> <p>Employment Sites</p> <p>WIL_E1C (W_7A) - as indicated above, the only 'red' flag is in relation to the SA and this is because the site intersects with a 1 in 30 year surface water flood zone. However, the Sequential Test identifies this as 0.01%, which is negligible and can be mitigated. The site is therefore considered suitable for development.</p>
<p>Consider community benefits and infrastructure gaps / provision</p>	<p>A full list of infrastructure requirements (Interim IDP 2013) is at Appendix D. Of high priority to the community are concerns on the following due to increased population resulting from potential new development:</p>

Settlements 4

Points to consider	Settlement Discussion: Willersey
<p><i>Will a site help to fill a gap in infrastructure? Could a site help meet a community benefit that has been identified locally as a priority?</i></p>	<ul style="list-style-type: none"> ● Education: A new primary school would be needed as the current one is at full capacity and in need of upgrading, with no possibility of expanding. ● Primary Healthcare: concerns expressed by the local GP over capacity to cope with increased population. The GP's surgery is constrained by a lack of modern premises and is unable to expand. There is a delivery concern of provision of good quality healthcare. ● Flood & Water: a call to make adequate provisions for drainage & sewage services as well as safeguards against flooding. ● Village shop: a call for the provision of a new local shop upon the sale of the current one. <p>The Community have identified that W_5 can offer them the opportunity to deliver a school, playing field, and GP surgery. The Community feel that W_1A should provide for a shop. The Interim IDP (2013) highlights the need for the assessment of potential off-site impacts when development proposals come forward to prevent the re-occurrence of the flooding of 2007. Also, there is a very small diameter sewerage system in place, hydraulic modelling will be required to understand the extent of sewerage network upgrades necessary to facilitate new development. All sites will be required to contribute towards the provision of infrastructure, it is expected that more information will be identified in the review of the Interim IDP.</p>
<p>Conclusion</p> <p><i>Are there any planning reasons for not going with the community view? Can mitigation be done to overcome issues identified? Are there wider implications for the Local Plan development strategy?</i></p>	<p>W_1A & W_1B should be a Preferred Site , however, due to the potential access and redevelopment issues they should be phased towards the end of the plan period.</p> <p>W_4A should not be allocated. This is 6th in preference of the Community but is detached from the village. There are other more suitable sites available for allocation and as reserve, therefore this site is not required in the plan period.</p> <p>W_4B should not be allocated. It is not currently adjacent to the village and there are access issues that would be difficult to overcome.</p> <p>W_5 should be a reserve site. This was 5th in the Community's preference, but there are other more suitable sites for allocation.</p> <p>W_7A is the preferred site for development by the Community and should be a Preferred Site. This site is also not in the AONB.</p> <p>W_8A should not be allocated. This site was not considered suitable by the Community, there are flood issues that would require more investigation and there are other more suitable sites available for allocation and as reserve.</p>

4 Settlements

Points to consider	Settlement Discussion: Willersey
	<p>W_8B should not be allocated. This site was not considered suitable by the Community, there are flood issues that would require more investigation and there are other more suitable sites available for allocation and as reserve.</p> <p>W_9 should not be allocated. Although considered suitable with mitigation by the Community (ranked 2nd) there are flood issues and access issues, plus the site is poorly related to the existing built up area of the village.</p> <p>W_10 should not be allocated. This was considered unsuitable for development by the community and the site has been assessed in the SHLAA Addendum (2014) as 'not currently developable'.</p> <p>WIL_E1C (W_7A) should not be allocated for employment as it has been allocated for residential use.</p>

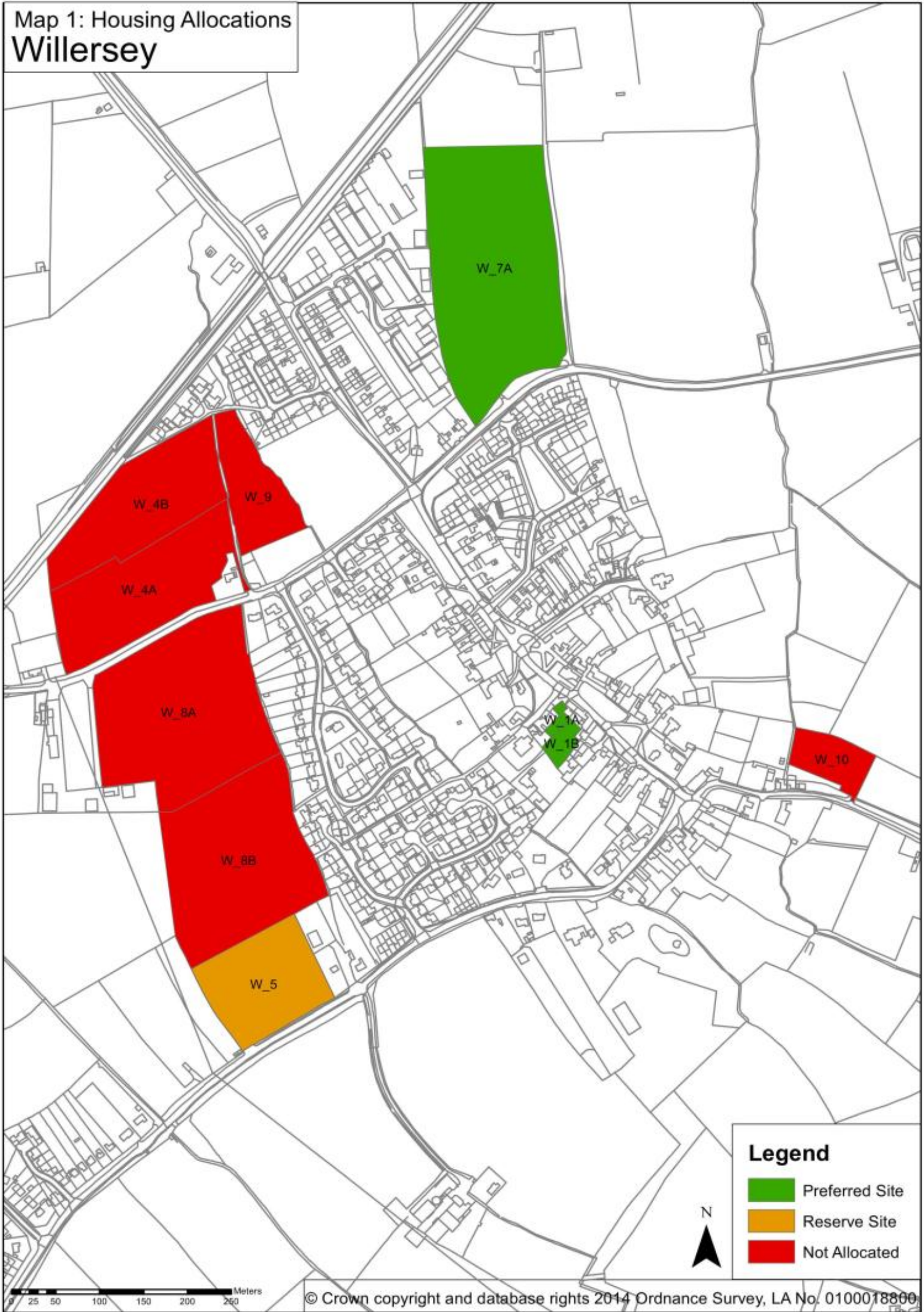
Recommendation

Site/Strategy	Recommendation
W_1A and W_1B	Preferred Site for Housing Development (capacity 5dw)
W_4A	Not Allocated for Development (capacity 38dw)
W_4B	Not Allocated for Development (capacity 45dw)
W_5	Reserve Site for Housing Development (capacity 17dw)
W_7A (WIL_E1C)	Preferred Site for Housing Development (capacity 75dw or 65dw in Community's View)
W_8A	Not Allocated for Development (capacity 31dw)
W_8B	Not Allocated for Development (capacity 27dw)
W_9	Not Allocated for Development (capacity 15dw)
W_10	Not Allocated for Development (capacity 12dw)
Development Strategy	The preferred sites have a potential capacity of 80 dwellings (or 70 if the Community view is taken). This is more than the 50 dwellings proposed in the PDS. There is no issue for the Development Strategy to address as Willersey can make an appropriate contribution to the delivery of the Strategy.

Settlements 4

Site/Strategy	Recommendation
	<p>As WIL_E1C has been assessed as more appropriate for residential development, there are no identified sites for employment development in the village. Policy should be developed to enable appropriate employment sites to come forward.</p>

Map 1: Housing Allocations Willessey



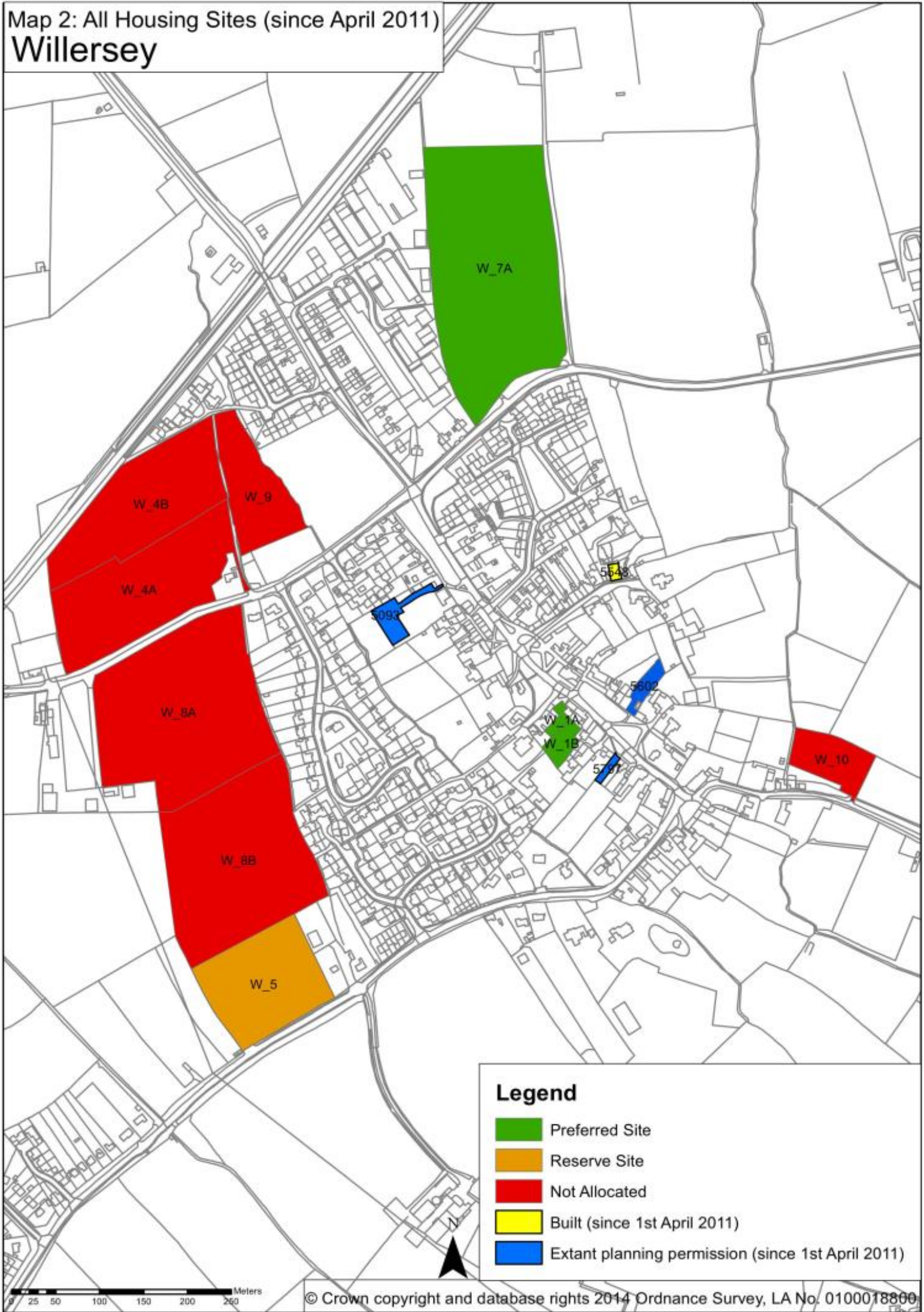
Legend

-  Preferred Site
-  Reserve Site
-  Not Allocated



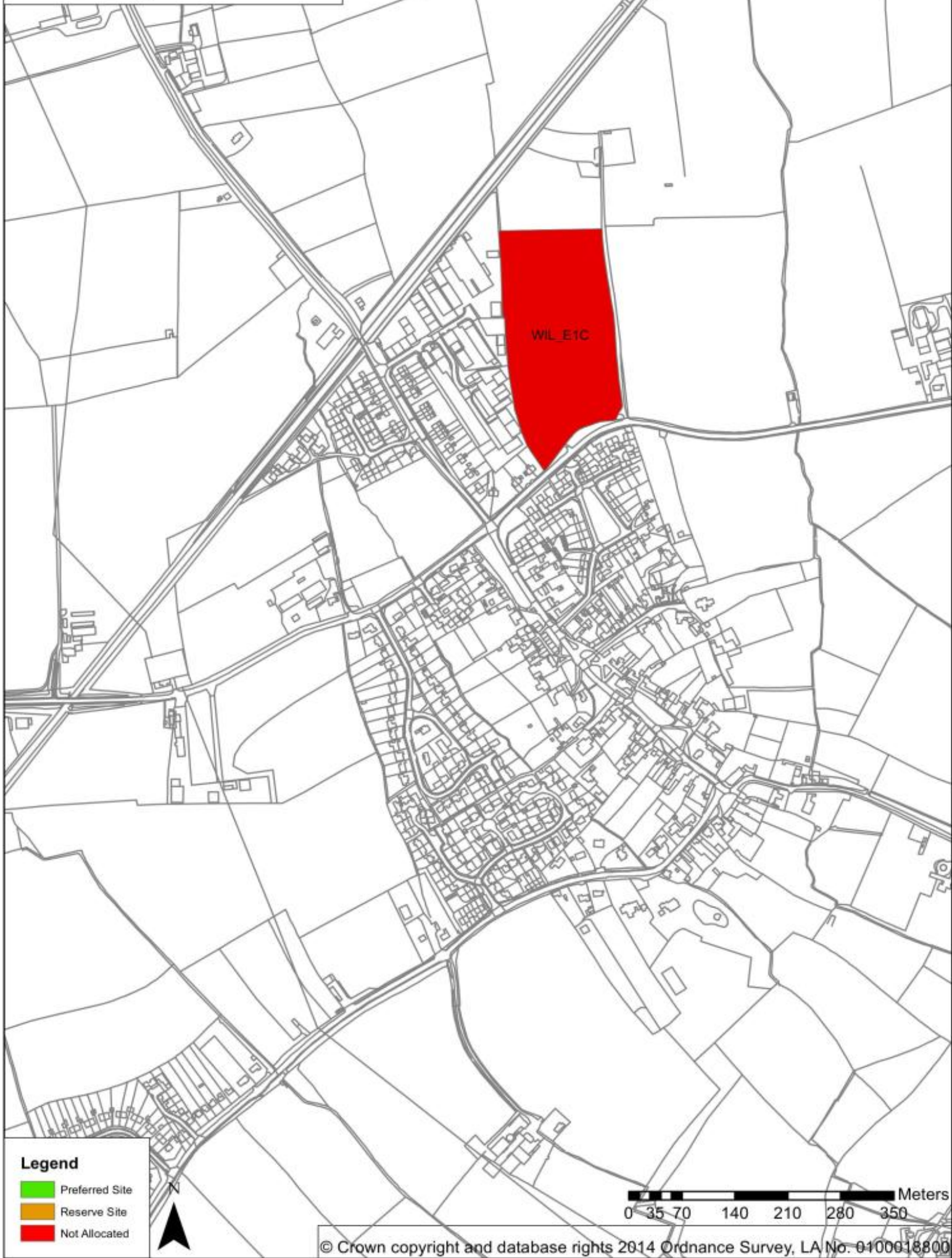
0 25 50 100 150 200 250 Meters

Map 2: All Housing Sites (since April 2011)
Willesley



Map 3: Employment Allocations

Willersey



District-wide Summary of Recommendations 5

5 District-wide Summary of Recommendations

Housing

5.1 It is recommended, in light of the joint working currently ongoing on the 'Objectively Assessed Housing and Employment Need' at County level and the resulting potential change to the Housing Requirement figure for Cotswold District, that 'reserve sites' should be indicated in addition to 'preferred sites' for land allocation being identified. This will help 'future proof' the site allocations work by enabling suitable sites to be brought forward should the housing requirement figure increase.

5.2 Therefore it is recommended that the following Preferred Sites are allocated in the emerging Local Plan:

Settlement	Preferred Sites	Site Name	Capacity
Andoversford	A_2	Land to rear of Templefields & Crossfields	40
Andoversford	A_3a	Land to west of Station Road	
Blockley	BK_5	Land north of Sheafhouse Farm	22
Blockley	BK_8	Land at Sheafhouse Farm	13
Blockley	BK_14a	The Limes, Station Road	16
Bourton-on-the-Water	B_20	Pulham's Bus Depot	10
Chipping Campden	CC_23b	Land at Aston Road	34
Chipping Campden	CC_23c	Land at Aston Road	80
Chipping Campden	CC_40	Barrels Pitch Wooden Bungalow, Aston Road	13
Cirencester	C_17	42-54 Querns Lane	6
Cirencester	C_39	Austin Road Flats	9
Cirencester	C_97	Memorial Hospital	11
Cirencester	C_101a	Magistrates Court	5
Down Ampney	DA_2	Dukes Field	10
Down Ampney	DA_5a	Buildings at Rooktree Farm	8
Down Ampney	DA_8	Land at Broadleaze	13
Kemble	K_2	Land at Station Road	12
Lechlade-on-Thames	L_18b	Land west of Orchard Close	9
Lechlade-on-Thames	L_19	Land south of Butler's Court	9
Moreton-in-Marsh	M_60	Former Hospital Site	21
Northleach	N_1a	Land off Bassett Road	31

5 District-wide Summary of Recommendations

Settlement	Preferred Sites	Site Name	Capacity
Northleach	N_13b	Land northwest of Hammond Drive and Midwinter Road	5
Northleach	N_14b	Land adjoining East End and Nostle Road	17
Stow-on-the-Wold	S_8a	Stow Agricultural Services, Lower Swell Road	10
Stow-on-the-Wold	S_46	Ashton House, Union Street	20
Tetbury	T_24B	Former Matbro Site	9
Tetbury	T_51	Northfield Garage Site, London Road	18
Willersey	W_1a and 1b	Garage workshop and Garden behind The Nook, Main Street	5
Willersey	W_7a	Land north of B4632 and east of employment estate	75
		Total	531

Table 28 Preferred Housing Sites for Allocation

5.3 It is recommended that the following sites are earmarked as 'Reserve Sites' for housing development should the housing requirement figure increase:

Settlement	Reserve Sites for Housing Development	Site Name	Capacity
Blockley	BK_11	Land north-east of Blockley	36
Bourton-on-the-Water	B_32 (BOW_E3)	Countrywide Stores	32
Chipping Campden	CC_41	Campden Cricket Club	43
Chipping Campden	CC_48	Land adj to Chipping Campden School	8
Cirencester	C_76	Land at Chesterton School, Somerford Road	8
Cirencester	C_82	Land at Paternoster House, Watermoor Road	23
Down Ampney	DA_5c	Land south of Rooktree Farm Buildings	44
Fairford	F_35B	Land behind Milton Farm and Bettertons Close	49
Fairford	F_44	Land at rear of Faulkner Close	28
Kemble	K_1B	Land between Windmill Road and A429	13
Kemble	K_5	Land to north-west of Kemble Primary School, School Road	11
Mickleton	MK_4	Land at Granbrook Lane C	8
Moreton-in-Marsh	M_12A	Land at Evenlode Road	68

District-wide Summary of Recommendations 5

Settlement	Reserve Sites for Housing Development	Site Name	Capacity
Moreton-in-Marsh	M_19A and M_19B (redrawn boundary)	Land south west and south east of Fossey Avenue	150
South Cerney	SC_13a	Land rear of Berkeley Close	64
Stow-on-the-Wold	S_20	Land at Bretton House	87
Tetbury	T_31B	Land adjacent to Blind Lane	43
Willersey	W_5	Land at Broadway Road	17
		Total	732

Table 29 Reserve Housing Sites

5.4 For completeness, below is a list of those housing sites that are not recommended for allocation in the Local Plan.

Settlement	Site Not Allocated	Site Name	Capacity (dw)
Blockley	BK_14B (north west)	The Limes, Draycott Lane	28 for both sites
Blockley	BK_14B (south east)	The Limes, Draycott Lane	
Chipping Campden	CC_23E	Aston Road Allotments	21
Chipping Campden	CC_38A	Land at the Hoo	8
Chipping Campden	CC_43	Castle Gardens Packing Sheds	Not available
Chipping Campden	CC_44	Land west of Littleworth 'The Leasows'	Not available
Chipping Campden	CC_51	Land south west of Whaddon Grange	21
Chipping Campden	CC_52	Land north of Cam and west of Station Road	33
Chipping Campden	CC_53	Land south east of George Lane	27
Cirencester	C_89	Land off Purley Road	18
Cirencester	C_174	Paterson Road Flats	15
Down Ampney	DA_9	Land adjacent to Chestnut Close	9
Lechlade-on-Thames	L_14	Land at Lechlade Manor, adj Oak Street	Not available
Moreton-in-Marsh	M_57	1-8 Charlotte Terrace	8
Siddington	SD_3	Land north of Nursery View and east of Ashton Road	40
Willersey	W_4A	Land adjacent to Harvest Piece, Collin Lane	38
Willersey	W_4B	Land between W_4a and future heritage railway	45

5 District-wide Summary of Recommendations

Settlement	Site Not Allocated	Site Name	Capacity (dw)
Willersey	W_8A	Land between Collin Close and Collin Lane	31
Willersey	W_8B	Land west of Field Close and north of B4632	27
Willersey	W_9	Goodigore Orchard	15
Willersey	W_10	Land north of Chipping Lane	12

Table 30 Housing Sites Not Recommended for Allocation in the Local Plan

5.5 Other sites that do not fall into any of the above categories.

Settlement	Site Number and Name	Classification/Reason
Stow-on-the-Wold	S_14 Land adj Griffen Court/Playing Field	Awaiting outcome of current planning appeal (13/01856/OUT)
Stow-on-the-Wold	S_22B Land east of King George's Field	Awaiting outcome of current planning appeal (13/01856/OUT)

Table 31 Other Sites

Employment

5.6 It is recommended that there is a more sophisticated approach to planning for employment development in Cotswold District than has occurred in the past. This is in recognition of the complex nature of the Cotswold economy and the varying needs and aspirations of small, medium and larger businesses operating in the area.

5.7 In addition to the 9.1ha of employment land already proposed in the PDS as part of the Strategic Allocation for mixed use development south of Chesterton, it is recommended that the following Preferred Sites for employment (B1, B2 and B8 class) development are allocated in the emerging Local Plan:

Settlement	Site Reference	Address	Site Area (Ha)	Proposed Use Class
Bourton-on-the-Water	BOW_E1	Extension to Bourton Industrial Estate	3.38	B1, B2 and B8
Chipping Campden	CCN_E1	Extension to Campden Business Park	0.67	B1, B2 and B8
	CCN_E3a	Expansion of Campden BRI (<i>See Special Policy Area table below</i>)	1.09	B1a/b
Cirencester	<i>Strategic Allocation in PDS</i>	<i>South of Chesterton</i>	9.1	6 (B1) 3.1 (B2/B8)
Lechlade	LEC_E1	Land north of Butlers Court	1.25	B1

District-wide Summary of Recommendations 5

Settlement	Site Reference	Address	Site Area (Ha)	Proposed Use Class
Moreton	MOR_E6	Fire Services College	7.13	B1a/b
Tetbury	TET_E2	Extension to Tetbury Industrial Estate	6.74	B1, B2 and B8

Table 32 Preferred Sites for Employment Land Allocations (B1, B2 and B8 classes)

5.8 It is recommended that the following employment (B1, B2 and B8 class) sites are identified as 'reserve' sites:

Settlement	Site Reference	Address	Site Area (Ha)	Proposed Use Class
Cirencester	CIR_E6	Land east of RAU	2.44 (excluding gas pipeline buffer) (See <i>Special Policy Area table below</i>)	B1a/b
Moreton	MOR_E11	Land at Evenlode Road	2.03	B8

Table 33 'Reserve Sites' for Employment Land (B1, B2 and B8 classes)

5.9 It is recommended that the following sites are allocated mainly for other employment generating uses (i.e. these are not sites which will contribute significantly to B class employment uses):

Settlement	Site Reference	Address	Site Area (Ha)	Proposed Use Class
Cirencester	CIR_E10	Forum car park	0.54	A1 led mixed use
	CIR_E11	Lorry Park	0.60	Hotel D2
	CIR_E12	Old Memorial Hospital	0.38	Residential-led mixed use
	CIR_E13	Sheep Street Island	1.29	Mixed use
	CIR_E14	Waterloo Car Park	0.67	Car Park / B1

Table 34 Other employment generating land allocations (Not B Class uses)

5.10 In addition to the allocations and reserve sites indicated above, it is recognised that a more bespoke approach is needed to support other aspects of the local economy, in particular the District's larger institutions and employers. Three organisations have been identified through the site allocations process as seeking a bespoke approach in the Local Plan. These organisations have significant and substantial sites in the District's more sustainable settlements and they have approached the Council with their future growth plans and aspirations. The Council recognises their need for certainty in a fluctuating economic climate, and is seeking to provide support through the local plan process.

5.11 Through the site allocations process, the sites have been assessed but the view taken that a more holistic 'master-planning' approach is necessary, led by the relevant organisation. Therefore, the following organisations' sites are recommended to have a 'special policy' approach in the emerging Local Plan:

5 District-wide Summary of Recommendations

Settlement	Organisation	Sites included	Special Policy matters should include:
Chipping Campden	Campden BRI	CCN_E3A (extension site not in flood zone); plus larger site subject to resolution of flood zone constraint with EA.	<p>Resolution of flood risk constraint with EA.</p> <p>Sensitive design appropriate to its location within an attractive part of the AONB.</p> <p>Suitable access to rear of site needs to be achieved in consultation with GCC Highways.</p> <p>Re-use and/or demolition of redundant buildings needs to be part of master plan.</p> <p>Protection of CC railway station site (liaise with Network Rail and GCC Transport).</p> <p>Footpath diversion or Footbridge over railway may be required.</p>
Cirencester	Royal Agricultural University	CIR_E6; plus CIR_E8 (RAU 'Triangle' Site with planning permission 10/00964/OUT);	<p>Address transport / access constraints in conjunction with the master-planning process for the Strategic Allocation for mixed use development south of Chesterton.</p> <p>Revisit plans for CIR_E8 and incorporate area including CIR_E6.</p> <p>Address gas pipeline buffer constraint on CIR_E6.</p> <p>Careful design required that respects the sensitive location of the sites within the AONB, and also the potential impact on the historic environment features of the site.</p> <p>Long term plan which addresses the future needs and aspirations of the RAU in Cirencester.</p>
Moreton-in-Marsh	Fire Services College	MOR_E5	<p>Support the retention, enhancement and growth of the FSC.</p> <p>Aim to support the modernisation and upgrading of facilities directly related to the emergency services sector.</p> <p>Enable public access to FSC leisure facilities</p> <p>Consider surface water flood risk and other environmental constraints on site.</p>

Table 35 Sites suitable for Special Policy Approach in Local Plan

5.12 For completeness, below is a list of those employment sites not recommended for allocation in the Local Plan:

District-wide Summary of Recommendations 5

Settlement	Site Not Allocated	Site Name	Capacity (ha)
Lechlade-on-Thames	LEC_E2A	Land at North Lechlade (Site B)	4.53
Moreton-in-Marsh	MOR_E9A	Land between Garden Centre and Moreton Hospital	1.59
Willesley	WIL_E1C	Land north of B4632 and adjacent to industrial estate	3.95

Table 36

5.13 Other sites that do not fall into any of the above categories:

Settlement	Site number and name	Classification/Reason
Bourton-on-the-Water	BOW_E3 Co-op/Countrywide/Arthur Webb Dealership, Station Road	Currently in retail use, therefore does not need to be allocated for retail development.
Cirencester	CIR_E20 Metrik House	No need for allocation as lies within industrial estate and has planning permission.
Tetbury	TET_E1 Priory Park, Priory Industrial Estate	Not necessary to allocate the site as it is within an existing industrial estate within the Development Boundary and can come forward under existing policy for employment development.

Table 37 Other Sites

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