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

November 2014

COTSWOLD DISTRICT COUNCIL

Contents

Appendices

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Appendix A Output from Community Engagement Site Assessment Work

A.1 This Appendix sets out a summary of the feedback received by the District Council from the Town / Parish Councils of the 18 settlements that were invited to participate in the Local Plan Site Allocations community engagement work.

What communities were asked to do

A.2 The aim of the District Council was to give communities the opportunity to be part of a collaborative process of site assessment and selection.

A.3 The triple challenge of the approach was to:

1. train town / parish council representatives to lead site assessments with other volunteers,
2. to complete these assessments within an ambitious time frame and
3. present the findings to, and engage with, their wider community.

A.4 A further challenge before the work could start was to persuade the communities that their voices would be heard and that their views would be given meaningful consideration in the preparation of the Local Plan. Therefore in order to address these issues, representatives of the 18 settlements were brought together at a launch / training event in Northleach on Saturday 18 January 2014.

A.5 Officers, with the assistance of Gloucestershire Rural Community Council (GRCC) and a nationally recognised community facilitator, Jeff Bishop (the Place Studio), introduced the concept of the community-led site assessment work and wider community engagement. A 'Site Assessment Toolkit' that had been devised specifically for Cotswold was discussed and the representatives had a go at completing the toolkit by assessing a potential site in Northleach as a training exercise. Comments were made on the toolkit and it was tweaked accordingly. A comprehensive set of information, bespoke to each settlement, was presented and Officers were on hand to provide advice and further explanation of the detailed process or any particular issues affecting individual settlements. To give an indication of the scale of development their settlements were expected to deliver over the Local Plan period, the figures from the *Local Plan: Preferred Development Strategy Consultation Paper (May 2013)* were used. Officers, GRCC and Jeff Bishop provided continual support throughout the whole 10 week process.

A.6 Out of the 18 settlements, 17 decided to participate in the process. Representatives of the Town and Parish Councils led the assessment and discussion of potential development sites in their communities. Following that assessment work, and consultation / engagement with their wider local community, the Town and Parish Councils reported their findings to the District Council Officers ranking their preferred sites where possible. They also highlighted any mitigation measures that may be required, infrastructure gaps and needs in their communities or any other relevant concerns. Feedback was received from all 17 Town and Parish Councils, with most submitting detailed reports to the District Council to be used in the process of allocating sites.

Feedback from communities

A.7 The feedback presented in this Appendix includes:

- an overall assessment summary table for each settlement;

A Output from Community Engagement Site Assessment Work

- a summary of the findings for each site assessed; and also
- information about how the wider community was involved.

A.8 This information has been extracted from the Feedback Forms or Covering Letters submitted by the Town and Parish Councils and also their completed Site Assessment Toolkits (primarily Form D has been used of the Toolkit but where this was not fully complete, information from Forms B and C of the toolkit has been inserted). Where possible, the feedback provided by the Town / Parish Councils is presented in their exact words in the Appendix to avoid any misinterpretation. However, minor wording amendments have been made in cases where Form D was not fully complete and a summary of the findings provided in Forms B and C was required instead. Occasionally other amendments have been necessary in order for the text to make sense (e.g. references to attached documents) or for data protection purposes (i.e. the removal of names).

A.9 At the beginning of each Settlement section, there is a map of all the potential development sites considered through the 2013 SHLAA process and is correct as of January 2014. The sites that the communities were asked to assess were the 6-20 year sites identified in the Draft SHLAA (2013). However, they could if they wished re-assess the sites classed as 'Not Currently Deliverable' if they considered these to be more suitable options. Sites that were submitted just prior to the commencement of the community engagement work were given to communities for assessment, even if they had not been assessed through SHLAA. Sites that were submitted after January 2014 have not necessarily been assessed by communities.

A.10 For information, and to demonstrate the level of detail and issues considered in site assessments, a copy of the Site Assessment Toolkit that was used by all the participating communities is attached at the end of the Appendix.

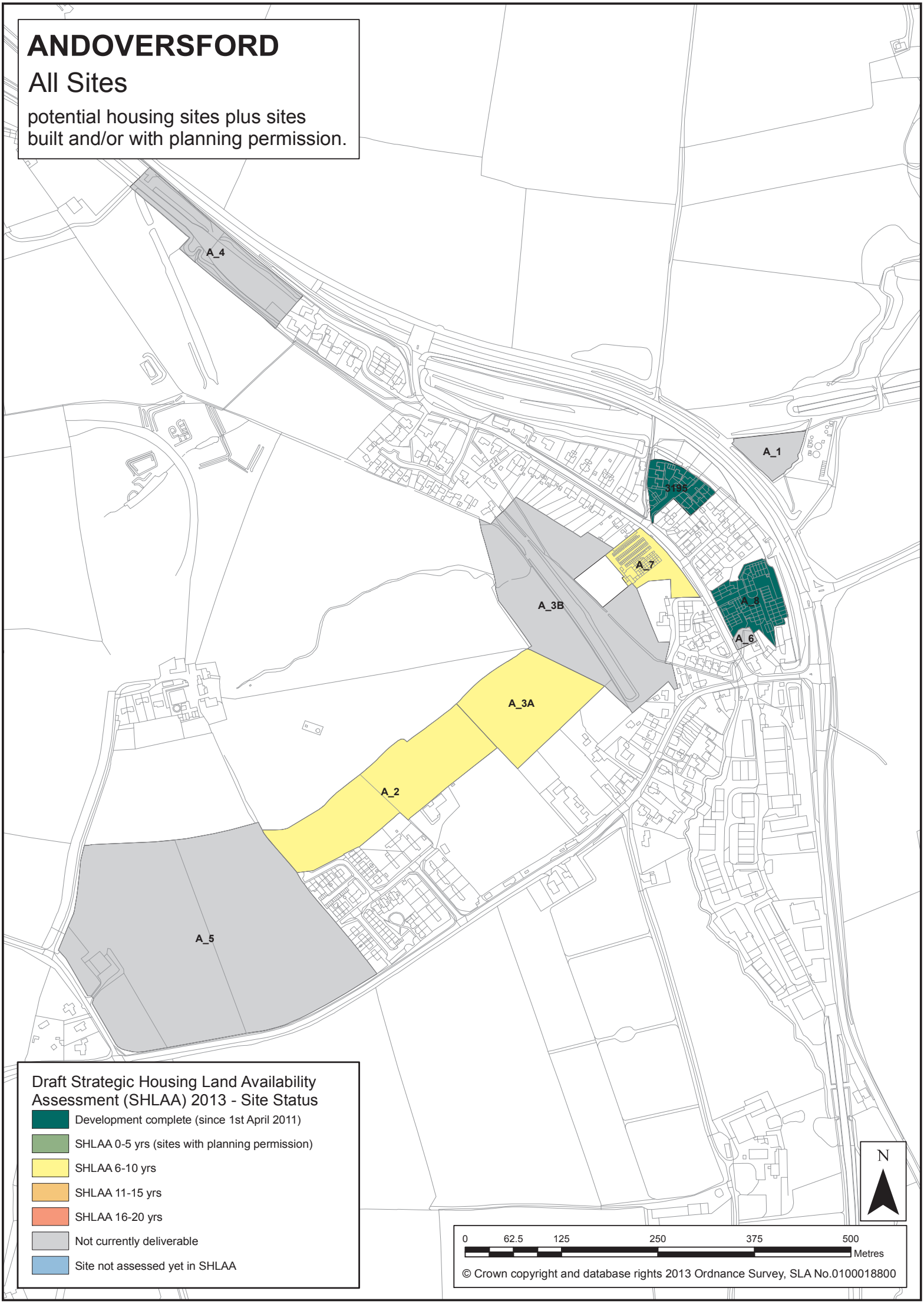
A.11 Please note that full consideration has been given by CDC Officers to the detailed Site Assessment Forms (and accompanying supporting information, such as photos / annotated maps etc) submitted by the Town/Parish Councils in reaching the conclusions / recommendations with regard to Site Allocations for the Local Plan presented in this Paper.

A.1 Andoversford

ANDOVERSFORD

All Sites

potential housing sites plus sites built and/or with planning permission.



Draft Strategic Housing Land Availability Assessment (SHLAA) 2013 - Site Status

- Development complete (since 1st April 2011)
- SHLAA 0-5 yrs (sites with planning permission)
- SHLAA 6-10 yrs
- SHLAA 11-15 yrs
- SHLAA 16-20 yrs
- Not currently deliverable
- Site not assessed yet in SHLAA

N

0 62.5 125 250 375 500 Metres

A Output from Community Engagement Site Assessment Work

ANDOVERSFORD: COMMUNITY'S OVERALL ASSESSMENT SUMMARY

Site Number / Name	Suitable	Suitable with mitigation	Unsuitable	Favoured
A_2 - Land to rear of Templefields and Crossfields			✓	
A_3A - Land west of Station Road			✓	
A_7 - Former Cattle Market, Station Road	✓			✓

FEEDBACK FORM

Were any adjoining parishes involved? If so, which ones and how were they involved?

No other parishes were involved since the assessment sites would not have affected the neighbouring parishes

Who was involved in the meeting to suggest favoured choices?

The only favoured site was A_7 for which a planning application (13/03775/FUL) has been submitted consequently there was no requirement to involve anyone. Note, site A_7 (i.e. the cattle market) has been presented to the residents and the general consensus is that the plans for this site are satisfactory. *(**Please note that for site A_7** - Cotswold District Council has now granted planning permission for the erection of 17 dwellings, together with landscaping and creation of a pond.)*

How did the Parish Council involve the wider community: methods used, who and how many were involved (and any key gaps), level of agreement, issues arising etc.

A) Firstly, a flyer was sent to each household in the village to advise of a public meeting to advise them of the Sites Assessment and process. At this meeting volunteers were requested and a number said they would assist. Approximately 50 to 60 persons attended.

B) Boxes were also placed in the Post Office and village stores requesting comments. Paper was provided for people to make their comments. The wording on the boxes was as follows :-

"Housing in Andoversford

Please place your comments in this box regarding Cotswold District Council's proposal to include land behind Templefields and the Village Hall in the CDC Local Plan for housing development within 6 to 10 yrs."

C) A second flyer was sent to each household to advise them of a meeting to outline the results of the Sites Assessment. Approximately 40 people attended this meeting. All were appreciative of the team's efforts and agreed with the results.

Output from Community Engagement Site Assessment Work A

COMMUNITY SITE SUMMARY

A_2 - Land to rear of Templefields and Crossfields (Grid reference: 401984, 219445)
The site is unsuitable for allocation *The site is poorly connected and has higher environmental sensitivity to change.*
What are the key reasons behind your final judgement? *Access: the only access to the site is through the Templefields estate. The roads are very narrow and provide the only place to park for most residents. Drainage: the site is often water logged and acts as a natural water storage containment area to help prevent flooding in the lower parts of the village.*
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *The assessors do not consider it to be suitable.*
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *As above.*
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)? *As above.*

A_3A - Land to west of Station Road (Grid reference: 402166, 219561)
The site is unsuitable for allocation *The site is poorly connected and has higher environmental sensitivity to change.*
What are the key reasons behind your final judgement? *There is no access (vehicular or pedestrian) to the site. The site is prone to flooding and acts as a water holding area preventing flooding in the lower parts of the village.*
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.?

A Output from Community Engagement Site Assessment Work

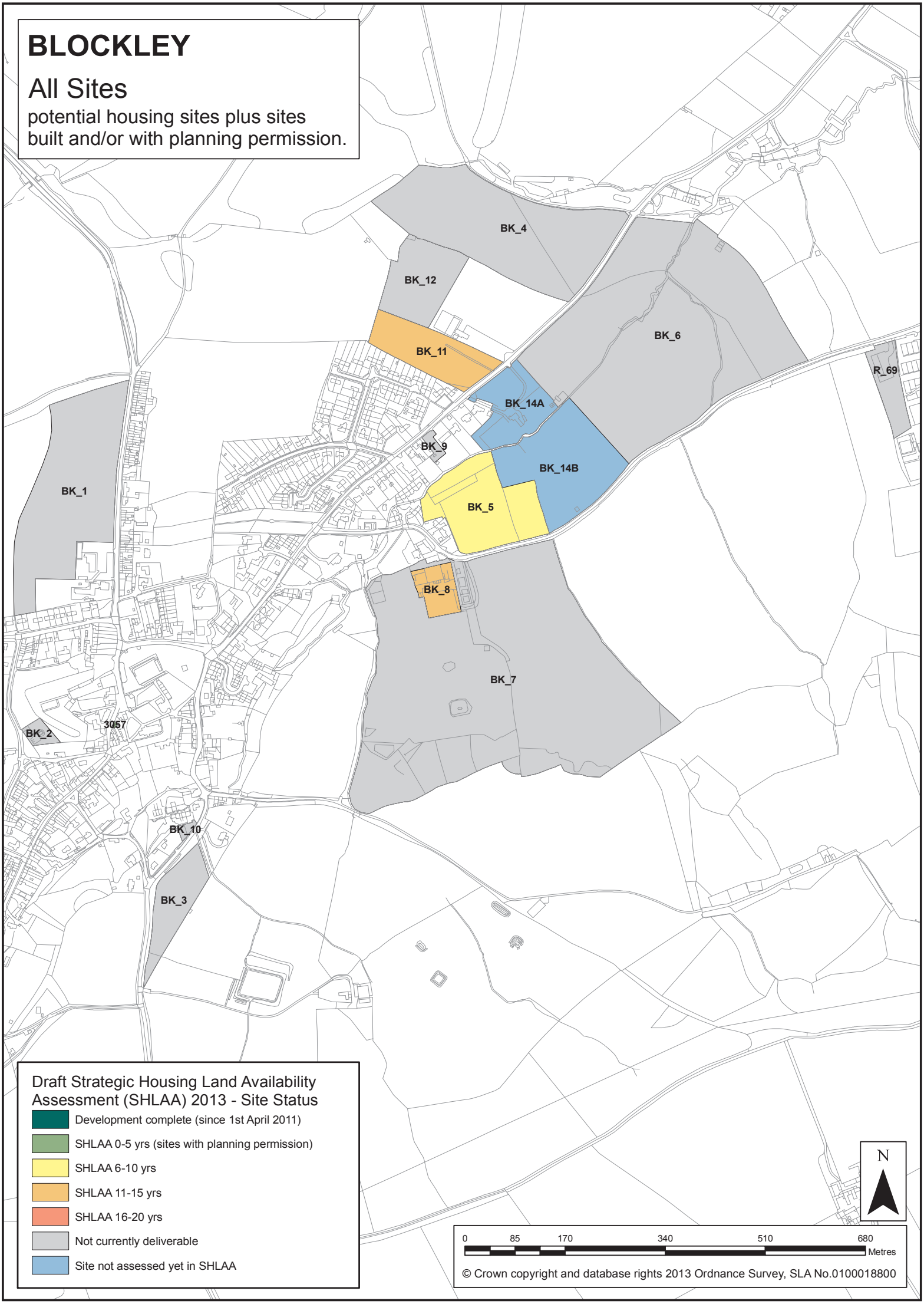
A_3A - Land to west of Station Road (Grid reference: 402166, 219561)
None. Not suitable
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *No obvious mitigation available for either access or flooding*
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)? *N/A*

A.2 Blockley

BLOCKLEY

All Sites

potential housing sites plus sites built and/or with planning permission.



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- SHLAA 0-5 yrs (sites with planning permission)
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- SHLAA 11-15 yrs
- SHLAA 16-20 yrs
- Not currently deliverable
- Site not assessed yet in SHLAA

A Output from Community Engagement Site Assessment Work

BLOCKLEY: COMMUNITY'S OVERALL ASSESSMENT SUMMARY

Site Number/Name	Suitable	Suitable with mitigation	Unsuitable	Favoured
BK_5 - Land north of Sheafhouse Farm (*Eastern Rectangle)		✓		
BK_5 - Land north of Sheafhouse Farm (Major part of site)			✓	
BK_8 - Land at Sheaf House Farm		✓		✓
BK_11 - Land north-east of Blockley			✓	
BK_14A - The Limes, Station Road		✓		✓
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)			✓	

*** BK_5 Eastern Rectangle**. The small rectangle to the south-east of the site – fenced, hedged and distinct from the bulk of the site. Currently used as a tipping ground – hence virtually brownfield and suitable in principle in line with the Parish Plan.

****BK_14B north-west segment** . A small section of the site adjacent to BK_5 Eastern Rectangle and tapering to the north-east adjacent to BK_14A is suitable. The intention would be to provide access through BK_14A

FEEDBACK FORM

Were any adjoining parishes involved? If so, which ones and how were they involved?

No

Who was involved in the meeting to suggest favoured choices?

The survey team of 5 who conducted the site assessments on 4th March 2014 met to discuss the assessments and to suggest favoured choices. The team comprised 2 Parish Councillors, 2 local residents who had been involved in the housing section of the Blockley Parish Plan (one of whom was also a water engineer), and one local resident living close to 4 of the assessment sites. All five sites were assessed by the same survey team.

Output from Community Engagement Site Assessment Work A

Provide a brief summary of how you involved the wider community: methods used, who and how many were involved (and any key gaps), level of agreement, issues arising etc.

A Community Engagement Drop In Public Meeting was held on 12th March 2014 at St George's Hall, Blockley, so that local residents could comment on the site assessments. This meeting was facilitated by Jeff Bishop of The Place Studio, and attended by an estimated 150 people. Advance publicity for the meeting was by means of:

- 1500 copies of a notice printed and delivered to households in Blockley
- Parish Council website
- Parish Council and Village shop noticeboards
- Village magazine and email where possible

Site assessments, maps and explanatory notes were displayed and councillors were available to answer queries.

Analysis of comments received revealed overall consensus between the survey team and the wider community regarding sites BK8, BK_11 and BK_14A. Only site BK_14A was considered by both as suitable for development.

There was a lower level of agreement concerning the other two sites, but this was at least partly due to the fact that the survey team had decided to split sites BK_5 and BK_14B into two parts. In both cases, the team's assessment was that part of each site might be suitable for development, with mitigation. This view was not shared by the community.

The community engagement process and the site assessments also revealed a number of concerns, namely:

- the scale and phasing of development (which should be small- scale, phased over the whole 20 year plan period, and throughout the parish ie. in line with the Blockley Parish Plan).
- highway and road safety issues, especially concerning the Draycott Road approach to Blockley (narrow; heavily used by HGVs; inadequate provision for pedestrians and cyclists)
- the importance to the community of the allotments, which should not be considered for development.
- The need for affordable family housing.
- the impact of potential development on existing residents and their amenity, and on infrastructure
- impact on the AONB and the landscape setting of Blockley
- the proximity to the Conservation Area and its possible extension

Conclusions from the site assessment / community engagement exercise

Only one of the 5 sites – BK_14A – was considered fully suitable for development. No additional sites were formally identified by the survey team, so none was included in the community consultation. However some informal support emerged for a possible extension eastwards of site BK_14A, and / or redevelopment of brownfield sites such as Northwick Business Centre.

A Output from Community Engagement Site Assessment Work

BK_14A as currently proposed is 1.512 ha / 3.7 acres. At a density of 19 dwellings per hectare. This could provide 29 homes with a range of 2, 3 and 4 bedroom accommodation. There would then be no need to identify other large–scale sites within the plan period, since further housing growth could be organic and small-scale, involving conversions, infill and windfall sites. This is the scale of growth observed in Blockley in the period 1970- 2000.

COMMUNITY SITE SUMMARY

BK_5 - Land north of Sheafhouse Farm (Grid reference: 417024, 235303)
The Site is a potential allocation subject to on or off-site mitigation (on eastern rectangle) *On the eastern rectangle the site is well located and has lower environmental sensitivity to change.*
The site is unsuitable for allocation (rest of the site) *The site is poorly connected and has higher environmental sensitivity to change.*
What are the key reasons behind your final judgement? *Eastern rectangle is low quality, brownfield. Eastern rectangle conforms to Parish Plan 2010. Remainder of site is environmentally sensitive, important to the village and a gateway - highly visible site. Wildlife corridor running along stream, which is important and runs through the whole village. No footpath to the site with a narrow road. Not well connected to local facilities. Narrow, poor roads approaching the site; no current access onto site; substandard junction on principal access route (Station Road/Draycott Road), unsuitable for additional traffic. Bus route. Heavily used by HGVs.*
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *Eastern rectangle is potentially suitable for housing*
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *Improved vehicular and pedestrian access would be needed. Extend 30mph limit. Create footpath along length of the site.*
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)? *Retain hedgerows in current state.*

Output from Community Engagement Site Assessment Work A

BK_8 - Land at Sheaf House Farm (Grid reference: 416945, 235160)

The Site is a potential allocation subject to on- or off-site mitigation

The site is poorly located but with lower environmental sensitivity to change.

What are the key reasons behind your final judgement?

Consistent with Parish Plan. Poorly located but with lower environmental sensitivity to change. Brownfield, limited wildlife. No continuous footpath to the site. Dangerous bends. Narrow road with many HGV movements. Poor access to services and facilities. Sub-standard junction on principal access route (Station Road/Draycott Road) unsuitable for additional traffic. Redevelopment would have a low impact on neighbouring amenity.

If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.?

Housing

If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?

Improved vehicular and pedestrian access would be needed.

If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)?

Height should not be exceed normal 2 storey building height.

BK_11 - Land north-east of Blockley (Grid reference: 416935, 235570)

The site is unsuitable for allocation

The site is poorly connected and has higher environmental sensitivity to change.

What are the key reasons behind your final judgement?

Potentially a good site given the good access to the village, neighbouring housing and environmental considerations. However, its current land use and community value precludes its suitability for allocation.

A Output from Community Engagement Site Assessment Work

BK_11 - Land north-east of Blockley (Grid reference: 416935, 235570)

Adjacent to existing housing and sports facilities. Overall: well connected; safe walking access to the village. New access on to site would be needed. Sloping site, southwards towards access road and highly visible from the south. The site is surrounded by good hedgerows on western side, top of site. There is a wildlife corridor along western boundary. Fully utilised allotments; high recreational value with implication for quality of life for a wide spectrum of Blockley residents. However, the required mitigation measures of finding suitable and acceptable alternative site for ALL allotment holders is considered unrealistic.

If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.?

No comment made

If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?

The required mitigation measures of finding suitable and acceptable alternative site for ALL allotment holders is, in our opinion, unrealistic.

If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)?

No comment made

BK_14A - The Limes, Station Road (Grid reference: 417079, 235481)

The Site is a potential allocation subject to on- or off-site mitigation

What are the key reasons behind your final judgement?

Adjacent to most suitable road for new development. Fairly well located but with above average environmental sensitivity. Current use = housing and as such is supported by the Parish Plan 2010.

Easy access into the site and good roads approaching it. New access onto the site would be required with appropriate visibility splays. Site screened from road by line of mature trees (= short views). Partially screened views from across the stream (= long views) from south east. Good views out of the site to south from upper part of site across stream to the hills.

Output from Community Engagement Site Assessment Work A

BK_14A - The Limes, Station Road (Grid reference: 417079, 235481)

There are numerous mature trees around boundaries all of which should be retained for screening. There is also a stream with mature trees besides, which forms the south-east boundary to the site and a wildlife corridor.

There is one large occupied existing house on centre of site. Low density housing to west of site but relatively well screened. There is also one small wooden dwelling in south east-corner of the site and some small brick built outbuildings.

Suggested mitigation measures include TPOs for all appropriate trees. Protection for existing hedges where appropriate especially on north western boundary of site.

If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.?

Housing, but at a higher density than suggested by SHLAA capacity assessment.

If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?

TPOs as appropriate, protection of stream and environmental corridor

If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)?

No comment made

BK_14B – The Limes, Draycott Lane (Grid reference: 417150, 235367)

North-west sector – This is a potential allocation subject to on-or off-site mitigation

South-east sector – The site is unsuitable for allocation

The site is poorly connected and has higher environmental sensitivity to change.

What are the key reasons behind your final judgement?

Protection of AONB.

A Output from Community Engagement Site Assessment Work

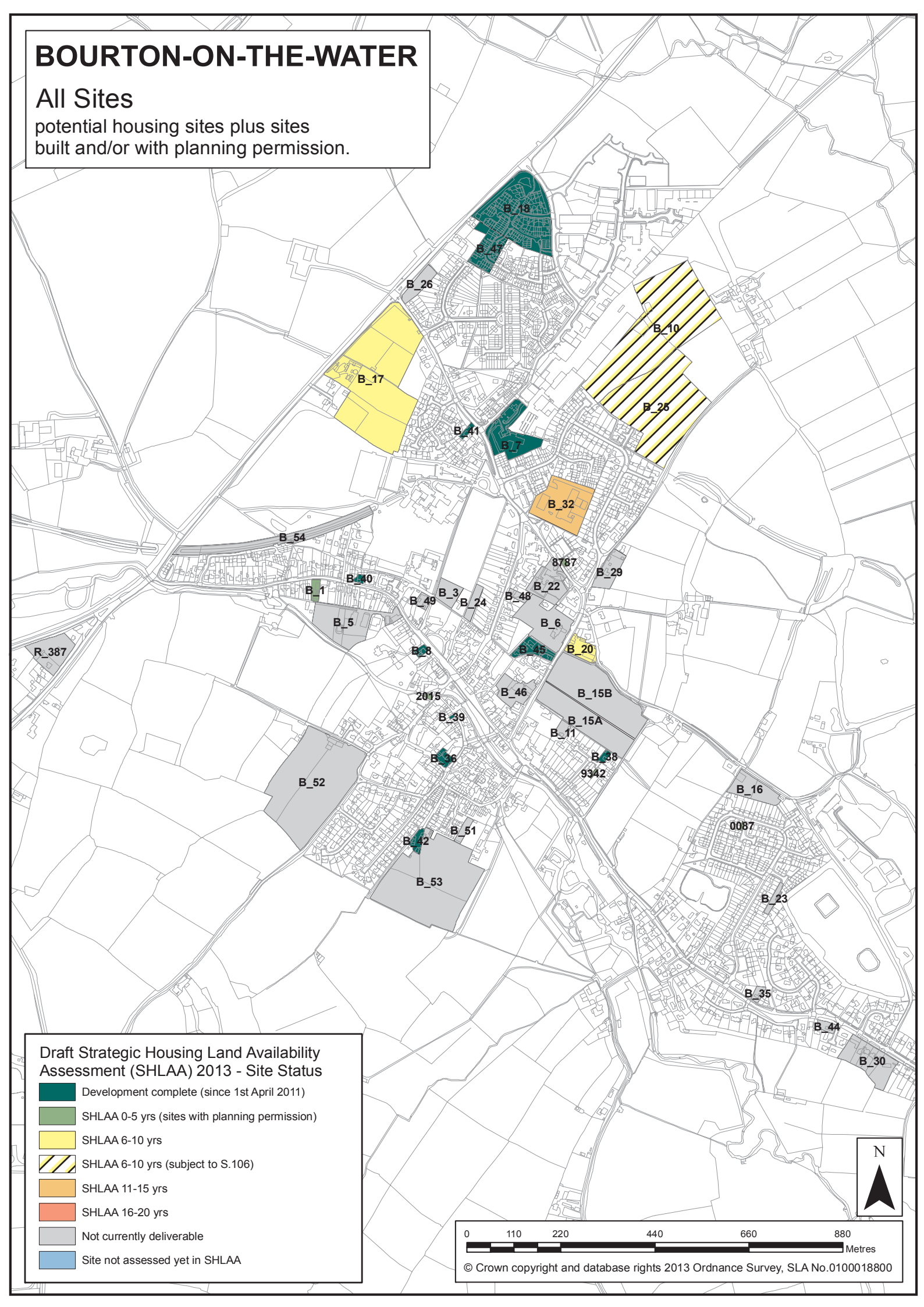
BK_14B – The Limes, Draycott Lane (Grid reference: 417150, 235367)
The site has poor access and poor roads approaching it. Narrow, poor roads approaching the site; no current access onto site; need to extend 30mph limit. No footpath along length of the site. Sub-standard junction on principal access route (Station Road/Draycott Road), which are heavily used by HGVs. Unsuitable for additional traffic. *Mitigation could be provided by a safer access could be provided through BK_14A with an appropriate bridge over the stream. Footpath access along Draycott Road.* *There are attractive views from site to stream boundary and above on north and to hills across road on south – especially at south eastern end where site is very exposed and visible. There are exceptional long and wide views from upper part of the site.* *There is a wildlife corridor along stream on north west boundary with a small watercourse along boundary with BK5 (part). Recent cultivation – some recent tree planting.* *Only the lower section of the site could be suitable for housing development. Higher part of the site is highly visible from all directions and from a considerable distance to the north-east. Significant and unacceptable intrusion in to AONB.*
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *Housing*
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *North-west sector only – to have access provided through BK_14A*
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)?. *TPOs. Retention of wildlife corridor.*

A.3 Bourton-on-the-Water

BOURTON-ON-THE-WATER

All Sites

potential housing sites plus sites
built and/or with planning permission.



Draft Strategic Housing Land Availability Assessment (SHLAA) 2013 - Site Status

- Development complete (since 1st April 2011)
- SHLAA 0-5 yrs (sites with planning permission)
- SHLAA 6-10 yrs
- SHLAA 6-10 yrs (subject to S.106)
- SHLAA 11-15 yrs
- SHLAA 16-20 yrs
- Not currently deliverable
- Site not assessed yet in SHLAA

A Output from Community Engagement Site Assessment Work

BOURTON-ON-THE-WATER: COMMUNITY'S OVERALL ASSESSMENT SUMMARY

Site Number/Name	Suitable	Suitable with mitigation	Unsuitable	Favoured
B_20 - Pulham's Bus Depot, Station Road		✓		✓ (residential)
B_32 - Countrywide Stores		✓		✓ (retail only)

A.12 Note: Site B_17, Land Parcel off Station Road, has been granted planning permission on Appeal in January 2014, therefore the site has not been considered further by the the Parish Council or wider community.

FEEDBACK FORM

Were any adjoining parishes involved? If so, which ones and how were they involved?

No.

Who was involved in the meeting to suggest favoured choices?

Given there were only two sites put forward for Bourton, it was agreed at the site assessment meetings that both sites would be favoured for development. These meetings were attended by a local resident and 5 Parish Councillors.

How was the wider community involved? methods used, who and how many were involved (and any key gaps), level of agreement, issues arising etc.

The Parish Council advertised within the Parish Magazine issued at the beginning of March for residents local to both sites to come forward to participate in the site assessments. The magazine is delivered to each of the 1,900 local homes and is the accepted means of communicating with the greatest number of residents.

The Council also put the same appeal for volunteers to come forward on its web-site at the beginning of March, and publicised the exercise and appeal for volunteers at the Parish Council meetings at the beginning of February and March 2014.

A total of 3 residents came forward, but ill health subsequently prevented 2 residents from participating on the day. Training and initial site assessments took place on 17th March 2014 and the reports were prepared on 19th March 2014. The Local Plan Community Engagement was then included as an agenda item to the Annual Parish Meeting held on 26th March 2014, which was attended by approximately 40 residents. Both assessments were read out to the meeting and copies were also made available. Residents at the meeting were unanimously in favour of the assessments and the final decision to approve both sites as suitable for future development.

Output from Community Engagement Site Assessment Work A

COMMUNITY SITE SUMMARY

B_20 - Pulham's Bus Depot, Station Road (Grid reference: 220795/ 417044)
The Site is a potential allocation subject to on- or off-site mitigation
What are the key reasons behind your final judgement? *This is a redundant brown-field site suitable for development, with excellent connections to a wide variety of shopping, medical and other local services and amenities.*
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *Retirement homes.*
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *Environmental clearance, and resolution of long-standing infrastructure issues relating to sewage and surface water drainage. Sewage occasionally flows down Station Road close to the site when surface water infiltrates the foul water network, particularly in times of heavy rainfall.*
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)? *In view of the elevated position of the site entrance, the Council would object to any planning application which proposes to locate a building in excess of 2 storeys at the front of the plot; a building in excess of 2 storeys may be accommodated at the rear of the plot.*

B_32 - Countrywide Stores (Grid reference: 417001, 221139)
The Site is a potential allocation subject to on- or off-site mitigation
What are the key reasons behind your final judgement?

A Output from Community Engagement Site Assessment Work

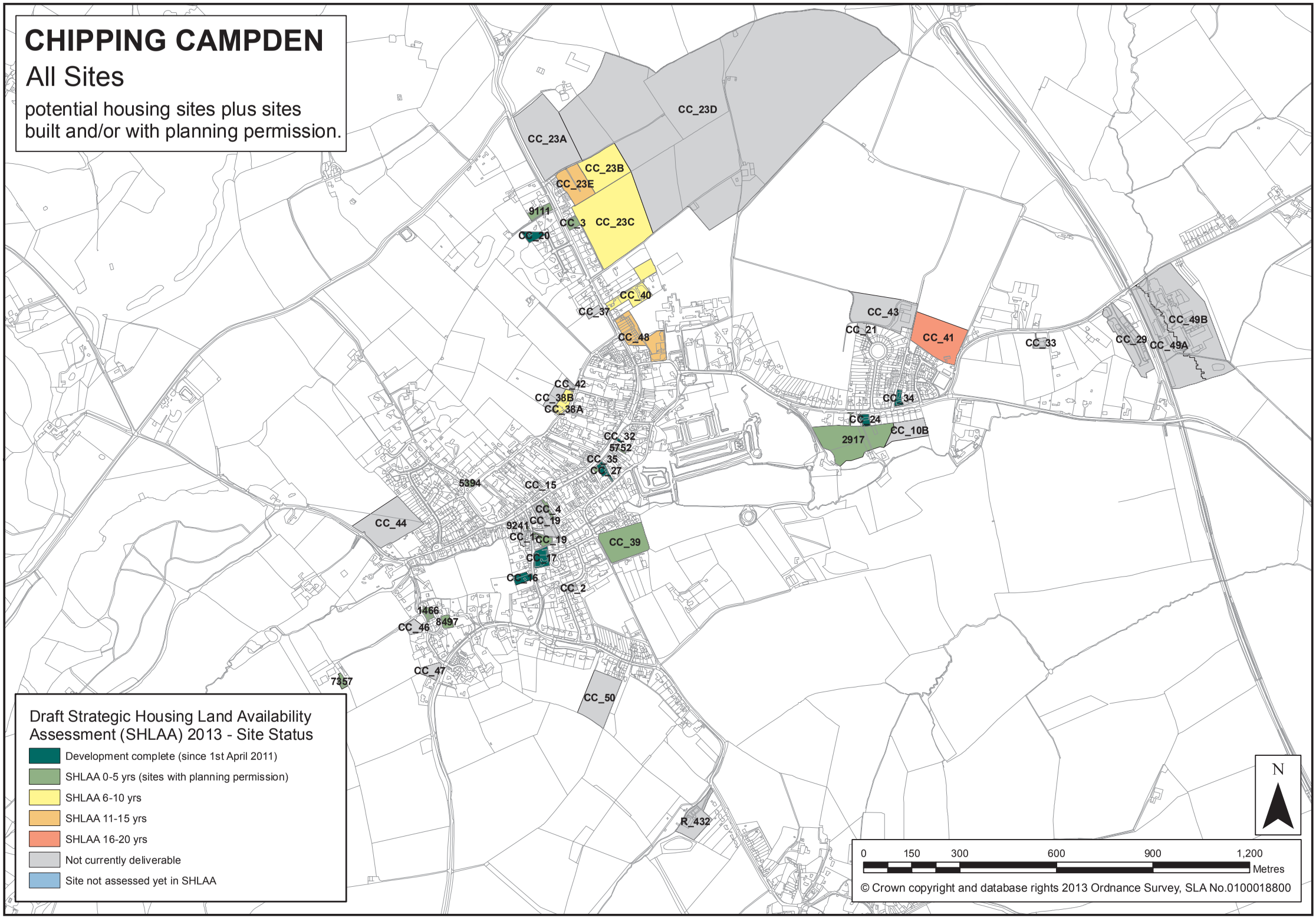
B_32 - Countrywide Stores (Grid reference: 417001, 221139)
The site has excellent access to schools, shops, leisure and the proposed new Community Centre. The site has good road access for both pedestrians and vehicles alike. The boundaries are VERY important due to the site being surrounded by residential gardens and accommodation occupied by a mixture of the very young and very old.
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *Due to its proximity to so many residential properties the site would be ideally suited to residential housing. However, given the current infrastructure challenges within Bourton on the Water i.e. lack of adequate sewage removal, poor surface water drainage etc., together with the proposed construction of 248 new homes, residential development may not be appropriate. Accordingly, the preferred use for this site would be for a retail development which would provide increased resident shopping facilities of a sufficient size to meet the needs of the constantly increasing population. The decision to grant outline planning permission for a further 248 homes locally emphasises this ongoing retail need, as the existing High Street offers primarily visitor orientated shopping. A retail development would also provide a number of much needed new employment facilities; a residential development on this location may have a dual negative impact by further increasing the population at the same time as removing the only suitable and accessible general retail site from the local development map.*
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *Proper and adequate screening of residential gardens and property together with adequate noise abatement i.e. no vehicles left running in the parking areas. Currently the site is enclosed by a locked gate at night thereby helping to secure the neighbouring properties and circumvent antisocial behaviour i.e. teenagers hanging around or 'boy-racers' trialing their vehicles etc. …*
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)? *New buildings to be kept as far as possible within existing building footprints thereby avoiding 'overbearing' structures being erected too close to existing properties. Buildings to be kept as low i.e. to as few floors as possible in order to maintain existing resident's view of the surrounding hillsides*

A.4 Chipping Campden

CHIPPING CAMPDEN

All Sites

potential housing sites plus sites built and/or with planning permission.



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- SHLAA 11-15 yrs
- SHLAA 16-20 yrs
- Not currently deliverable
- Site not assessed yet in SHLAA

A Output from Community Engagement Site Assessment Work

CHIPPING CAMPDEN: COMMUNITY'S OVERALL ASSESSMENT SUMMARY

The table below shows the feedback from members of the public at the site exhibition held by Chipping Campden Town Council.

Site Number/Name	Suitable	Suitable with mitigation	Unsuitable	Favoured
CC_23B - Land at Aston Road	17	13	20	9
CC_23C - Land at Aston Road	17	15	19	11
CC_23E - Aston Road Allotments	11	15	24	6
CC_38A - Land at The Hoo	13	8	27	3
CC_40 - Barrels Pitch Wooden Bungalow, Aston Road	21	12	17	9
CC_41 - Campden Cricket Club	21	11	14	7
CC_43 - Castle Gardens Pack House	34	3	6	13
CC_44 - The Leasowes	21	9	16	9
CC_48 - Land adjacent to Chipping Campden School	11	15	20	7
R_432 - Broad Campden Bathing lake	21	3	15	10
Broad Campden - Briar Hill Farm	12	4	19	2

The table below shows the Town Council's feedback *(please note that the Town Council feedback did not take account of the findings of the public site exhibition, the Town Council has therefore requested that Officers at Cotswold District Council take both sets of feedback into account in the Site Allocations work).*

Site Number/Name	Suitable	Suitable with mitigation	Unsuitable	Favoured
CC_23B - Land at Aston Road			Any development on CC_23 Band C would negatively impact AONB view	
CC_23C - Land at Aston Road			From Kingcombe Lane and anyway, these are good agricultural lands	

Output from Community Engagement Site Assessment Work A

Site Number/Name	Suitable	Suitable with mitigation	Unsuitable	Favoured
CC_23E - Aston Road Allotments			As above, and this site is valued allotment gardens	
CC_38A - Land at The Hoo			Would encourage creep, but could be used as surgery car park if surgery is not being moved	
CC_40 - Barrels Pitch Wooden Bungalow, Aston Road				Favoured by Town Council
CC_41 - Campden Cricket Club				Favoured by Town Council
CC_43 - Castle Gardens Pack House				Favoured by Town Council
CC_44 - The Leasowes				Favoured by Town Council
CC_48 - Land adjacent to Chipping Campden School			This is a controversial site being debated by the Academy with CDC	
R_432 - Broad Campden Bathing lake				Favoured by Town Council
Broad Campden - Briar Hill Farm		A redevelopment of this site could vastly improve the character of Broad Campden		

A.13 ***Please note*** *that Sites CC_43, CC_44, and R_432 were assessed as 'Not Currently Deliverable' in the Draft Strategic Housing Land Availability Assessment (SHLAA) 2013. The Town Council assessed these additional sites, plus a new site at Briar Hill Farm, Broad Campden, using the Site Assessment Toolkit and presented the information at the public exhibition. The findings are set out in the 'Community Site Summary' section below.*

A Output from Community Engagement Site Assessment Work

FEEDBACK FORM

Were any adjoining parishes involved? If so, which ones and how were they involved?

No.

Who was involved in the meeting to suggest favoured choices?

Six Town Councillors.

Provide a brief summary of how you involved the wider community: methods used, who and how many were involved (and any key gaps), level of agreement, issues arising etc

Approximately 200 completed comments forms from the Public Exhibition of all sites held in the Town Hall, Chipping Campden on 18th March 2014 have been sent to Cotswold District Council for analysis. The exhibition was publicised in the Campden Bulletin, on noticeboards and the web. In addition, email notifications were sent to all residents who had expressed an interest in assisting with the development of a neighbourhood plan, all residents who are signed up to the Campden online email alert system, all members of business associations and markets, accommodation providers and junior schools and playgroups.

COMMUNITY SITE SUMMARY

A.14 ***Please note*** *the following site summaries use information from the completed site assessment forms. They do not include the comments made by the public at the site exhibition. However, where the overall public feedback contradicts the Town Council feedback then this has been indicated in the first section i.e. On whether a site is suitable for allocation or not. Also where the site assessor(s) conclusions contradict the Town Council feedback, then this has been noted too.*

CC_23B - Land at Aston Road (Grid reference: 415209 / 240114)
Overall Town Council Feedback: **The Site is unsuitable for allocation** **Public Feedback:** **The majority of people (30 out of 50) considered the site suitable for allocation or suitable with mitigation.**
What are the key reasons behind your final judgement? *Visibility and ecologically this development will compromise the AONB*

Output from Community Engagement Site Assessment Work A

CC_23B - Land at Aston Road (Grid reference: 415209 / 240114)

If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.?

Unsuitable

If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?

Unsuitable

If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)?

Unsuitable

CC_23C - Land at Aston Road (Grid reference: 415240 / 239952)

Overall Town Council Feedback:

The Site is unsuitable for allocation

Site Assessor(s) conclusion:

The site is a potential allocation subject to on- or off- site mitigation.

Public Feedback:

The majority of people (32 out of 51) considered the site suitable for allocation or suitable with mitigation.

What are the key reasons behind your final judgement?

Good access especially if developed with 23B and E. But as a stand alone site access is problematical. Wildlife concerns. Concerns over relationship with neighbours.

A Output from Community Engagement Site Assessment Work

CC_23C - Land at Aston Road (Grid reference: 415240 / 239952)

If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.?

Housing only. Note overlooking neighbour issues.

If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?

Sensitive building design. Access needs to be widened and TPO's re-assessed / removed. Retain hedgelines and establish hedges on all boundaries.

If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)?

Maintain Cotswold identity to building materials. No more than 2 storey houses. Hedges (mixed species to East of site). Appropriate layout i.e. Not grid.

CC_23E - Land at Aston Road (Grid reference: 415118 / 240065)

Overall Town Council Feedback:

The Site is unsuitable for allocation

Site Assessor(s) conclusion:

The site is a potential allocation subject to on- or off- site mitigation.

Public Feedback:

Just over half of people (26 out of 50) considered the site suitable for allocation or suitable with mitigation. Just under a half considered it unsuitable (24 out of 50)

What are the key reasons behind your final judgement?

Access is good however high visibility on entrance to the town and concerns over relationship with neighbours.

Output from Community Engagement Site Assessment Work A

CC_23E - Land at Aston Road (Grid reference: 415118 / 240065)

If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.?

Housing only.

If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?

Sensitive building design.

If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)?

Maintain Cotswold identity to building materials. No more than 2 storey houses. Hedge to North west must be retained. Appropriate and sensitive layout i.e. Not grid.

CC_38A - Land at The Hoo (Grid reference: 415081 / 239384)

Overall Town Council Feedback:

The Site is unsuitable for allocation

Site Assessor(s) conclusion:

The site is suitable for allocation.

Public Feedback:

Just over half of people (27 out of 48) considered the site unsuitable for allocation.

What are the key reasons behind your final judgement?

Generally brownfield site. Flat on most of site.

If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.?

A Output from Community Engagement Site Assessment Work

CC_38A - Land at The Hoo (Grid reference: 415081 / 239384)
Housing BUT WITH VERY SENSITIVE design and layout.
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *Footway, lighting and parked vehicles all problems on Back Ends. Back Ends is well used now for amount of traffic. Consider one way system. Pedestrian / cycle / bus routes all need to be addressed in order to retain safety for all.*
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)? *In-keeping with local area, low wall or hedge. Requires courtyard setting to be sympathetic to environs.*

CC_40 - Barrels Pitch Wooden Bungalow, Aston Road (Grid reference: 415307 / 239742)
Overall Town Council Feedback: **The Site is favoured and therefore suitable for allocation** **Public Feedback:** **The majority of people (33 out of 50) considered the site suitable for allocation or suitable with mitigation.**
What are the key reasons behind your final judgement? *Infill type area with school adjacent.*
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *The Paddock can take something different in design but need for total site (to be assessed). Employment - live/ work units could be possible but access precludes.*
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *N/A - other than access and design.*

Output from Community Engagement Site Assessment Work A

CC_40 - Barrels Pitch Wooden Bungalow, Aston Road (Grid reference: 415307 / 239742)

If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)?

If bungalow removed GREATEST CARE AND SENSITIVITY required in replacement as current property only 1.5 storey 'protects' rest of site.

CC_41 - Campden Cricket Club (Grid reference: 416247 / 239586)

Overall Town Council Feedback:

The Site is favoured and therefore suitable for allocation

Public Feedback:

The majority of people (32 out of 46) considered the site suitable for allocation or suitable with mitigation.

What are the key reasons behind your final judgement?

Adjoins existing development and is fairly sheltered from open views.

If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.?

Housing

If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?

Campden Cricket Club need to move premises to an area which is easily accessed.

If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)?

Retain hedges and hedgerow trees and if possible complete new hedge to mark boundary of development.

A Output from Community Engagement Site Assessment Work

CC_43 - Castle Gardens Pack House

Overall Town Council Feedback:

The Site is favoured and therefore suitable for allocation

Public Feedback:

The majority of people (37 out of 43) considered the site suitable for allocation or suitable with mitigation.

What are the key reasons behind your final judgement?

Removal of packhouse transport through narrow housing estate road. In development with CC_43 (Cricket Ground and CC Berrington Road garages) this offers an opportunity to develop a site near to the railway and probable re-opening of the station. It is also near to the designated employment sites, therefore enabling greater walk / cycle to work.

If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.?

Housing

If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?

To develop alongside cricket ground to create good traffic flow and better development of Berrington garages site which currently has narrow ingress.

If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)?

Only 2 - storey houses on site.

CC_44 - The Leasowes

Overall Town Council Feedback:

The Site is favoured and therefore suitable for allocation

Output from Community Engagement Site Assessment Work A

CC_44 - The Leasowes

Public Feedback:

The majority of people (30 out of 46) considered the site suitable for allocation or suitable with mitigation.

What are the key reasons behind your final judgement?

Closeness to town centre and services;

Two sides currently developed;

Potential to alleviate traffic within the town;

Ideal 'infill' site.

If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.?

Housing to be of standard and design of award winning public housing development adjacent to this site.

If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?

Road layout.

If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)?

None

CC_48 - Land adjacent to Chipping Campden School

Overall Town Council Feedback:

The Site is unsuitable for allocation

Public Feedback:

A Output from Community Engagement Site Assessment Work

CC_48 - Land adjacent to Chipping Campden School

Just over half of people (26 out of 46) considered the site suitable for allocation or suitable with mitigation.

What are the key reasons behind your final judgement?

Note: School were due to hold a public exhibition of their plans in April 2014.

Access to the site. Traffic Management needs addressing. Any building near Cidermill Lane would adversely affect the setting of the Article 4 area and the church. Building on the hockey pitch behind Centre 65 (which we understand is to be demolished) requires much thought and consideration. Potential conflict is likely to be high - walls, trees, neighbours etc.

If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.?

No Comment

If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?

Article 4 directive, AONB policies, Traffic Management, Local Housing issues, Leisure and sporting facilities access.

If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)?

No Comment

R_432 - Broad Campden Bathing Lake

Overall Town Council Feedback:

The Site is favoured and therefore suitable for allocation

Public Feedback:

The majority of people (24 out of 39) considered the site suitable for allocation or suitable with mitigation.

Output from Community Engagement Site Assessment Work A

R_432 - Broad Campden Bathing Lake

What are the key reasons behind your final judgement?

Site relatively well hidden from general views. Access to Chipping Campden is good with footpaths all the way.

If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.?

Housing of the highest design to match current. Low density build on site.

If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?

Retention of hedges and mature trees.

If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)?

Good design - especially to blend with current housing.

New Site = Broad Campden Briar Hill Farm

Overall Town Council Feedback:

The Site is favoured and therefore suitable for allocation

Public Feedback:

The majority of people (19 out of 35) considered the site unsuitable for allocation.

What are the key reasons behind your final judgement?

There has been adjacent development of agricultural workers bungalows and this is a paddock which is generally hidden from roadside view, though open to southern aspect.

If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.?

A Output from Community Engagement Site Assessment Work

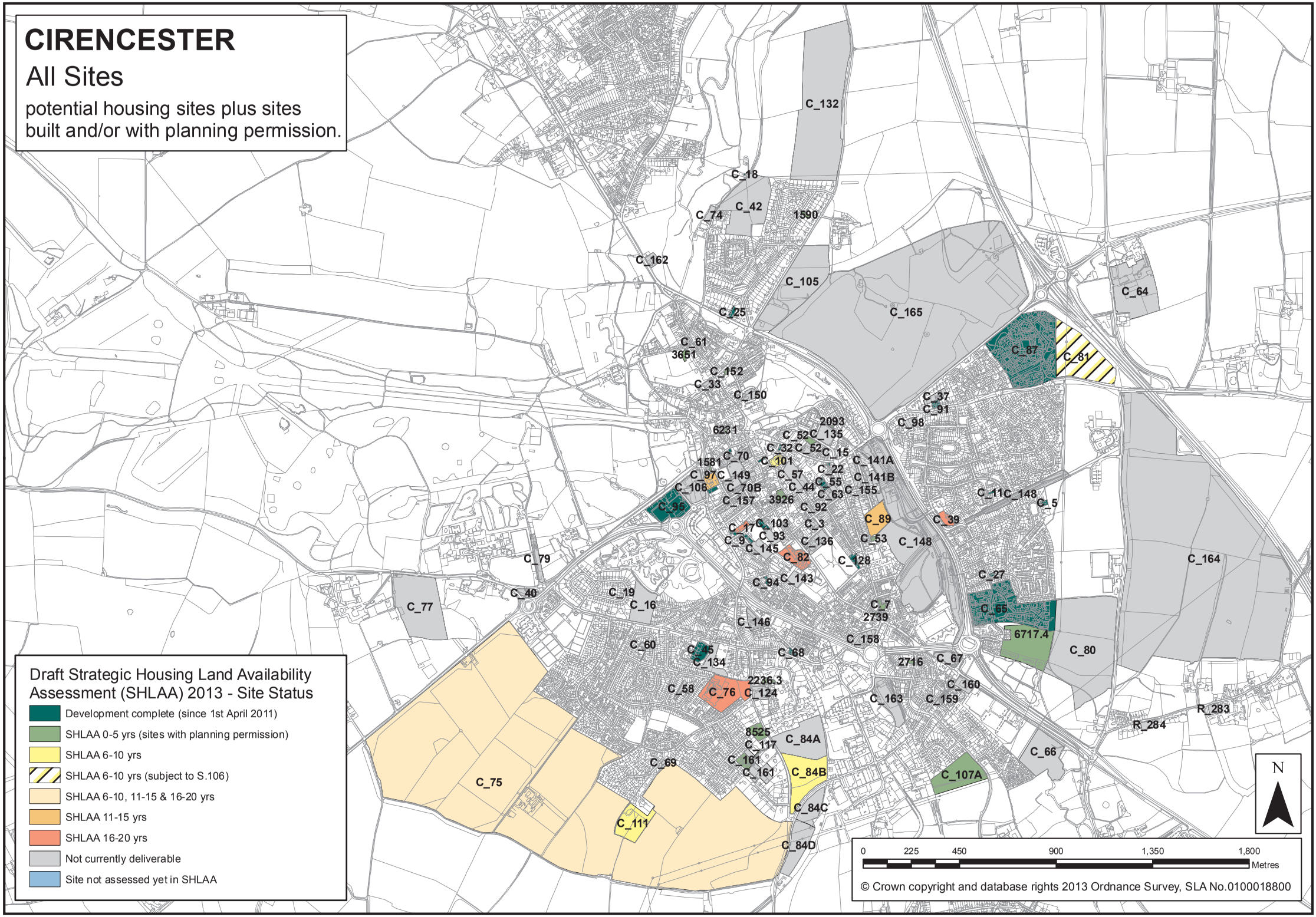
New Site = Broad Campden Briar Hill Farm
Development with the listed barns and cowshed would be desirable and the complexities of the site could include creating the current cowshed and barn into the farmhouse.
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *Low form housing e.g. Wooden lodges could be incorporated into this site and give a natural feel to the farm area. Live / work units could be entertained in this area.*
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)? *Provided single storey buildings are on the paddock area then there would be little intrusion into the landscape.*

A.5 Cirencester

CIRENCESTER

All Sites

potential housing sites plus sites built and/or with planning permission.



Draft Strategic Housing Land Availability Assessment (SHLAA) 2013 - Site Status

- Development complete (since 1st April 2011)
- SHLAA 0-5 yrs (sites with planning permission)
- SHLAA 6-10 yrs
- SHLAA 6-10 yrs (subject to S.106)
- SHLAA 6-10, 11-15 & 16-20 yrs
- SHLAA 11-15 yrs
- SHLAA 16-20 yrs
- Not currently deliverable
- Site not assessed yet in SHLAA

N

0 225 450 900 1,350 1,800 Metres

A Output from Community Engagement Site Assessment Work

CIRENCESTER: COMMUNITY'S OVERALL ASSESSMENT SUMMARY

Site Number/N	Suitable	Suitable with mitigation	Unsuitable	Favoured
C_17- 42-54 Querns Lane	✓			✓
C_39 - Austin Road Flats	✓			✓
C_76 - Land at Chesterton School, Somerford Road		✓		
C_82 - Land at Paternoster House, Watermoor Road		✓		
C_84B - Field East of Somerford Road	✓			
C_89 - Land off Purley Road			✓	
C_97 - Memorial Hospital	✓			✓
C_101A - Magistrates' Court		✓		✓
C_173 - Social Club, Chesterton Lane	✓			✓

FEEDBACK FORM

Were any adjoining parishes involved? If so, which ones and how were they involved?

No

Who was involved in the meeting to suggest favoured choices?

A consultation group was formed through Cirencester Town Council's network of Community and Friends Groups. It included 28 volunteers including 5 Councillors to head up each group. The favoured choices were discussed at the feedback meeting and approved by Council at the meeting of Council on 11th March 2014.

How was the wider community involved? methods used, who and how many were involved (and any key gaps), level of agreement, issues arising etc.

Volunteers were found through our community networks – this consultation group attended a site assessment workshop, conducted the site assessments and peer reviewed the findings at a feedback meeting.

Using the Peer Review method we found strong levels of agreement across all sites.

Output from Community Engagement Site Assessment Work A

A detailed site assessment summary was completed and circulated through our engagement networks, discussed in the Wilts & Gloucestershire Standard and made available through our website and social media. A copy of the assessments were made available at Bingham House.

Members who did not take part in the site assessments are able to comment on the overall assessment or individual sites using comment cards.

COMMUNITY SITE SUMMARY

C_17 - 42-54 Querns Land (Grid reference: 402255, 261620)
The site is suitable for allocation *The site is well located and has lower environmental sensitivity to change.*
What are the key reasons behind your final judgement? *The site's proximity to all facilities within the town, from shops, leisure and medical make it an ideal location for social/ low rent/ affordable housing or small industrial units. It has flat surface access to all of the amenities of the town.*
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *This site could be available for use as social or low rent housing, or sympathetic light industrial use with flats above to allow for employment opportunities.* *This site could easily be adapted to 1 or 2 bed dwellings/flats similar to those on the corner of Ashcroft Gardens/Querns Lane or the 4 houses behind Sidney Free. Considering the proposed major housing build that will take place at Chesterton, this site could also be used for small industrial units with flats above for social or low cost rent. Light industrial units would employ people within Cirencester and flats would give accommodation.*
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *In all cases being considered, the properties in St Peters Road should be protected from overlooking. Most of the roads and streets within Cirencester are now restricted to 20 MPH for safety. This must also apply to Querns Lane in particular.*
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)?

A Output from Community Engagement Site Assessment Work

C_17 - 42-54 Querns Land (Grid reference: 402255, 261620)

Allow space at the rear of the proposed properties for parking and a one way access road that enters at the beginning of the properties and exits at the end. This would allow as much space to prevent overlooking into the homes in St Peters Road.

C_39 - Austin Road Flats (Grid reference: 403209, 201661)

The site is suitable for allocation

The site is well located and has lower environmental sensitivity to change.

What are the key reasons behind your final judgement?

There is already housing on this site (a redbrick multi-occupied tenement block) so it has been judged as 'suitable' for sympathetic redevelopment.

Re-development of the existing building on this site will improve overall quality of the site and surroundings, particularly if attention is given to improving pedestrian, cycle and vehicle access.

If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.?

Housing that is more open plan, fully utilising the open space around the existing apartment block, perhaps along the lines of the more recent social housing developments to be found at the nearby Herbert Stark Close and The Paddock.

If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?

Improved access on to Queen Elizabeth Road addressing GCC Highways potential concerns.

If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)?

To be restricted to the same height as surrounding housing and built in materials more sympathetic to the Cotswold environment. See Herbert Stark Close and The Paddock.

C_76 - Land at Chesterton School, Somerford Road (Grid reference: 402175, 200852)

The Site is a potential allocation subject to on or off-site mitigation

Output from Community Engagement Site Assessment Work A

C_76 - Land at Chesterton School, Somerford Road (Grid reference: 402175, 200852)
What are the key reasons behind your final judgement? *Site is suitable but requires significant mitigation (transport, biodiversity). Could provide enabling development for the school with particular emphasis on improved access from Somerford Road.*
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *Housing and access for the school.*
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *Access from roundabout to housing and school. Roundabout improvement. Mitigation habitat replacement on school site.*
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)? *No loss of school playing fields. Visual screening housing from school.*

C_82 - Land at Paternoster House, Watermoor Road (Grid reference: 402509, 201481)
The Site is a potential allocation subject to on- or off-site mitigation
What are the key reasons behind your final judgement? *Central location but change of use could be detrimental to the elderly service provision in the town.*
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *Would prefer for it to stay as an elderly residential home as the care of the elderly is important in Cirencester – there are more suitable sites for housing allocation in the town.*

A Output from Community Engagement Site Assessment Work

C_82 - Land at Paternoster House, Watermoor Road (Grid reference: 402509, 201481)
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *If you lose the elderly residential a suitable alternative would be required.*
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)? *No comment made*

C_84B - Field east of Somerford Road (Grid reference: 402547, 200459)
The site is suitable for allocation *The site is well located and has lower environmental sensitivity to change.*
What are the key reasons behind your final judgement? *Suitable for housing because of good access*
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *Though it is suitable for housing it does not have good walking/ cycling connections to the town centre. A better use of the site would be for industrial/light industrial use as an extension of the industrial estate which is suffering from over-development.*
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *Pavements, lighting, cycle route*
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)? *Screening from industrial estate if used for housing. If used for light industrial visual screening to protect amenity of nearby residential properties.*

Output from Community Engagement Site Assessment Work A

C_89 - Land off Purley Road (Grid reference: 402886, 201660)

The site is unsuitable for allocation

The site is poorly connected and has higher environmental sensitivity to change.

What are the key reasons behind your final judgement?

The site is not suitable due to its environmental quality and substantial archaeological elements. Access to the site would be incredibly difficult without causing safety issues and/or losing the tank trap.

It is also very close to a flood plain and with flooding regularly occurring in the City Bank flood plain increasing development in the area could lead to long term problems.

If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.?

The site should remain an open space and the landowner should produce a suitable management plan for the site.

If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?

Site not judged to be potentially suitable.

If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)?

No comments made

C_97 - Memorial Hospital (Grid Reference: 402112, 201838)

The site is suitable for allocation

The site is well located and has lower environmental sensitivity to change.

What are the key reasons behind your final judgement?

Mostly tarmac car park so ecology value low. Well-connected due to current usage as a car park. Good walking access to local facilities.

A Output from Community Engagement Site Assessment Work

C_97 - Memorial Hospital (Grid Reference: 402112, 201838)

If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.?

Town centre mixed usage would be good – retail, housing, leisure, facilities, etc.; Similar to scheduled Brewery development? Maintain air-raid shelter as is important for education purposes. Possibly consider relocating police station to this site to make C_101a more viable?

If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?

Consideration will need to be given to listed staircase and war memorial of the current building, preservation of Air Raid Shelter, relocation of facilities in 23 Sheep Street

If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)?

No higher than memorial hospital building. Maintain pedestrian access through site. Any loss of car parking would need to be mitigated.

C_101A - Magistrates' Court (Grid reference: 402421, 201932)

The site is suitable for allocation

The original site (which covered C_101A and C101_B) is well located and has lower environmental sensitivity to change.

The amended site (C_101A) is a potential allocation subject to on- or off-site mitigation

What are the key reasons behind your final judgement?

An accessible site in a town centre location. Poor quality building suitable for redevelopment. No observable environmental constraints.

New information was provided after assessment complete that showed that whilst the police station is on site the magistrates' court can only be used as a court or offices due to a covenant on the site. Suggested that covenant would need to be removed or police station would need to be moved (perhaps to C_97) to make site viable for the suggested retail/ housing mix of the original assessment.

Output from Community Engagement Site Assessment Work A

C_101A - Magistrates' Court (Grid reference: 402421, 201932)

If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.?

Housing and retail.

If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?

If the entire site, including the police station were made available it would be more viable as a significant redevelopment opportunity.

If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)?

Redevelopment would need to be high quality in view of prominent town centre location.

C_173 - Social Club (Grid Reference: 402652, 201028)

The site is suitable for allocation

The site is well located and has lower environmental sensitivity to change.

What are the key reasons behind your final judgement?

Brownfield site. 1960s building. Not in use at present. Land not used to full potential. Not in keeping with surroundings.

If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.?

Housing: Could be a reflection of Jubilee Green using contemporary design methods; Anticipate could hold more than the suggested dwelling number (if considered next to Jubilee Green); Cotswold stone cottages adjacent to site worth considering for design base; Mixed use of social and private housing for area – perhaps good for start-up properties or student housing.

If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?

Loss of social club and rifle range. Some kind of replacement community facility would benefit wider area as a whole.

A Output from Community Engagement Site Assessment Work

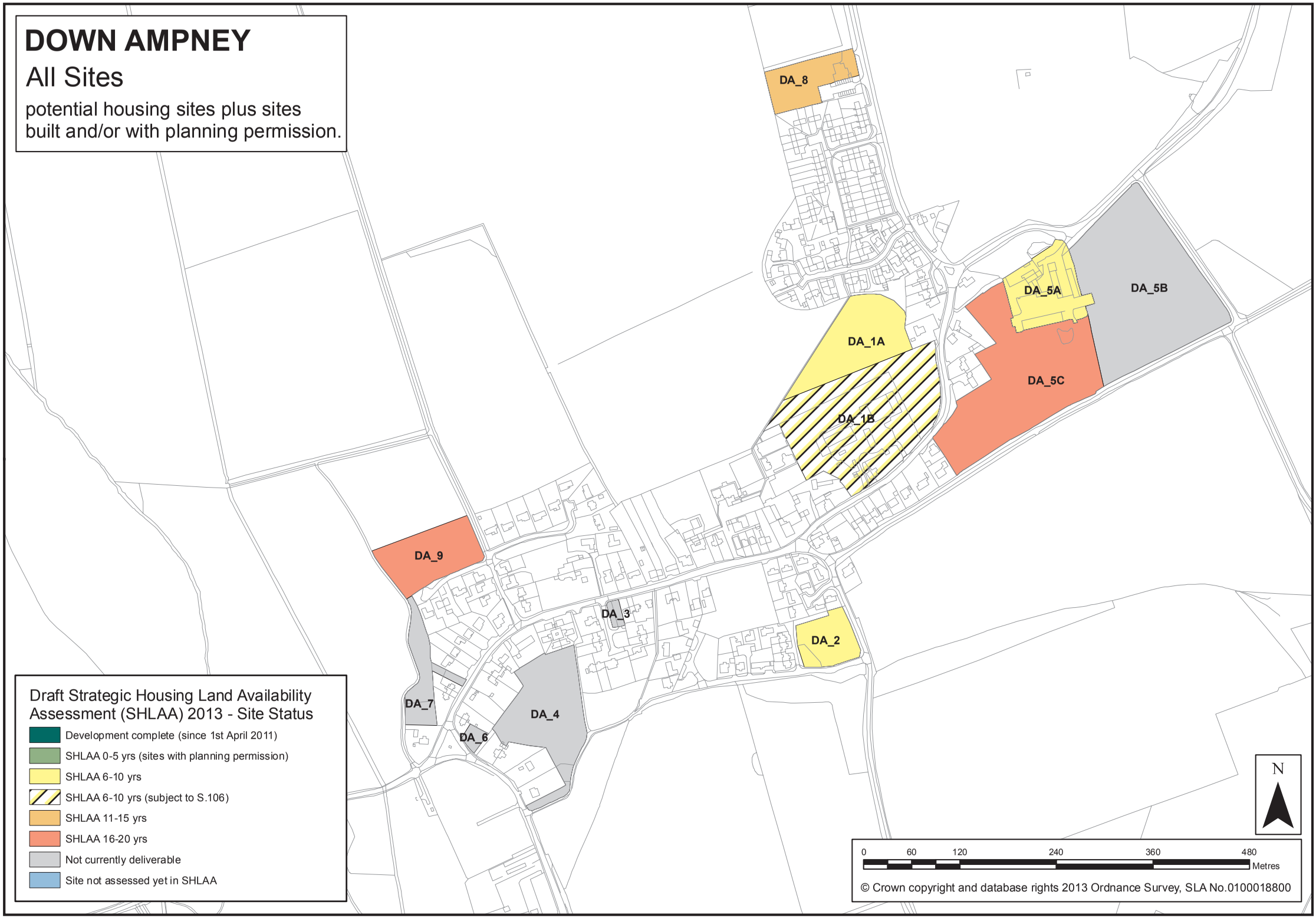
C_173 - Social Club (Grid Reference: 402652, 201028)
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)? *Design statement. Green areas added. Use Jubilee Green as a starting point – reflect layout to incorporate into housing in area/ community. Suitable parking needed as too busy a road to park on off site*

A.6 Down Ampney

DOWN AMPNEY

All Sites

potential housing sites plus sites built and/or with planning permission.



Draft Strategic Housing Land Availability Assessment (SHLAA) 2013 - Site Status

- Development complete (since 1st April 2011)
- SHLAA 0-5 yrs (sites with planning permission)
- SHLAA 6-10 yrs
- SHLAA 6-10 yrs (subject to S.106)
- SHLAA 11-15 yrs
- SHLAA 16-20 yrs
- Not currently deliverable
- Site not assessed yet in SHLAA

A Output from Community Engagement Site Assessment Work

DOWN AMPNEY: COMMUNITY'S OVERALL ASSESSMENT SUMMARY

Site Number / Name	Suitable	Suitable with mitigation	Unsuitable	Favoured
DA_1A - Broadway Farm			✓	
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			✓	

FEEDBACK FORM

Following attendance at the briefing & training event in January and receipt of the proposed Site Allocation packs, Down Ampney Parish Council has carried out the following consultation:

1. A meeting of Parish Councillors was held to inform all Councillors of the process;
2. Maps of the proposed sites together with further details of the consultation were hand-delivered to all homes in the village;
3. Notices were displayed around the village;
4. Articles published in the Village newsletter;
5. Full Details provided on the Village website
6. Individual site assessments were carried out by the Parish Councillors along with members of the community;
7. Results of the site assessments were reported back to the village at an open community meeting held on 4th March 2014 – GRCC assisted in this meeting.
8. A Special Parish Council meeting held on the 26th March 2014 to finalise & sign off the site assessment packs.

Comments from the meeting and from public evaluation forms were then incorporated into the final site assessments, which are enclosed. They represent the considered opinions of those who surveyed the sites and the thoughts of the Community.

In addition to this recent assessment of the village and following several meetings held with CDC and developers over recent years, Down Ampney Parish Council considers the village to be ‘developed out’ and feel compelled, given our local knowledge, to draw your attention to a number of issues:

- The village has already seen large growth - there are 252 homes in the parish, representing a 38% increase since 2000.

Output from Community Engagement Site Assessment Work A

- There is no demand from the village community for new housing. In 2010, Down Ampney carried out a Housing Needs Survey with the assistance of GRCC, at the behest of CDC, which concluded there was a perceived need for only 9 more affordable houses (not specifically rented) in the village. The community considers that the village's housing needs have already been met by the permitted but not built development of 22 houses at Broadway Farm, 11 of which are classed as 'affordable'.

- 19% of Down Ampney's housing stock are rented out by Bromford Housing. There is a consistent turnover of tenants to meet any expanding affordable housing needs. The landowner also rents out properties within the village and other houses within one mile of the village. This represents an exceedingly high proportion of rented homes for a small rural community like Down Ampney.

- Down Ampney is not a sustainable location for development as there is no employment within, or close to it. This would lead to an increase in private vehicle use to reach the nearby employment centres of Cirencester, Swindon etc.

- 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'– see comments on sites DA_1A, DA_2 and DA_9. This is particularly true on the main road into the village from the A419 direction, which also impacts the sewage pumping station at the west end of the village.

- In our 2008 Parish Plan, villagers recognised Broadway Farm (outline permission already granted for 22 houses), Rooktree Farm (Site DA_5A) and the site behind football club (part of Site DA_8) as possible sites for development which have been identified within the attached site assessments.

- The Parish Plan identified site DA_2 as highly unsuitable for development.

- The village is a linear settlement and further development would adversely impact both the amenity and the historically open aspect of the village, which is important to villagers as highlighted by the Down Ampney Design Statement. This Design Statement has been used for subsequent and successful planning ever since it was published and has helped to retain the unique character of the village.

- There is very limited public transport serving the village.

- There is poor pedestrian access in parts of the village particularly near to sites DA_2, DA_9 and DA_5C

- The lack of public services make this an unsustainable location which defeats National Planning Policy Framework aims.

As you can see, from the public consultation carried out in accordance with CDC's requirement, it is clear that Down Ampney residents do not wish any further development to take place other than that consented at Broadway Farm. Given that DA has expanded by 38% and is already due to expand further, it is the expressed opinion that the village is 'developed out', this view has also been expressed by CDC Senior Planning Officers in the past.

A Output from Community Engagement Site Assessment Work

However, Down Ampney Parish Council, in seeking assurance that many more houses will not be built within its environs, would be prepared to consider development at Rooktree Farm (5A only) & land to the rear of the football club within the indicated development timescales.

The Parish Council has noted CDC's promotion of the Localism agenda. We believe that this survey is an exemplar of that and the views of the village should be fully incorporated into CDC's Local Plan when shaping the future of our community.

COMMUNITY SITE SUMMARY

DA_1A - Broadway Farm (Grid reference: 410223, 197481)
The site is unsuitable for allocation *The site is poorly connected and has higher environmental sensitivity to change.*
What are the key reasons behind your final judgement? *Losing historical open aspect between development areas; Lack of capacity in village sewage system; High risk of exacerbating flooding problems in village; Increase in traffic onto busy main village road near to series of S bends; Lack of public transport; Lack of potential work in village; Lack of medical facilities available without owning a car.* *Down Ampney's 2008 new Parish Plan had an unprecedented 91% response rate from every adult in the village (not one return per household) and the only three sites considered by villagers to be suitable for development were -* *1. Broadway Farm a small development – village already supported application for 22 houses here which have received outline planning consent;* *2. CDC land BEHIND Football Club (site DA_8);* *3)Rook Tree Farm (site DA_5A)* **Page 16 of Parish Plan – available on village website www.downampneyvillage.co.uk - states:** *Three areas showed a preference for some sort of development* *with affordable housing as the leading option but not as an overall* *majority view:* *Broadway Farm (36%)* *Rooktree Farm (28%)* *the old play area behind the football club ground (24%).*

Output from Community Engagement Site Assessment Work A

DA_1A - Broadway Farm (Grid reference: 410223, 197481)
In 2010 Down Ampney Parish Council worked with GRCC to carry out a housing needs survey which concluded a need for 9 affordable houses (not specifically rented) and the village considers that the 11 affordable homes already allocated on the outline consent for 22 homes at Broadway Farm that the villages needs have been met; *Currently 19% of Down Ampney's housing stock is rented out by Bromford Homes, this is a very high proportion for a small rural village. There is a high turnover of tenants which also allows for local affordable housing needs to be met.* *The Co-operative Group also currently rent out 16 properties within the parish and within one mile of village facilities.* *There are currently 252 homes in the Parish of Down Ampney this includes a 38% increase in properties built in the village since 2000 (Dukes Field (14), Linden Lea (38), The Old Estate Yard (8) plus various in fills).*
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *Villagers do not consider the site to be suitable* *After a public meeting on 4th March 2014 (facilitated by GRCC) villagers discussed the assessments of the sites in the village and the proposed Site 1A was considered to be unsuitable for development.*
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *N/A*
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)? *N/A*

DA_2 - Duke's Field (Grid reference: 410187, 197109)
The site is unsuitable for allocation *The site is poorly connected and has higher environmental sensitivity to change.*
What are the key reasons behind your final judgement?

A Output from Community Engagement Site Assessment Work

DA_2 - Duke's Field (Grid reference: 410187, 197109)
Greenfield site with high conservation and amenity value. Narrow approach lane with potential safety, parking and access problems. No footpath. Recent and historic designations do not support development of this site. Existing drainage and sewage could not cope with the effluent from this site.
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *This site is unsuitable for development.*
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *N/A*
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)? *N/A*

DA_5A - Buildings at Rooktree Farm (Grid reference: 410459, 197545)
The Site is a potential allocation subject to on or off-site mitigation
What are the key reasons behind your final judgement? *The site is partly a disused farm complex that has good landscape screening to the north of the site and well established boundary treatments to the south and east. Given the size and siting of the disused buildings there is potential for overall enhancement through development, however strong consideration is required particularly relating to layout, design, Access, Landscaping and ecology, in line with the Down Ampney Parish plan and the village Design Statement.*
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *Low density housing (Similar to 'Old Estate Yard')*

Output from Community Engagement Site Assessment Work A

DA_5A - Buildings at Rooktree Farm (Grid reference: 410459, 197545)

If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?

Significant improvements to access would be required for both vehicle and pedestrian in the interest of Health & Safety. Both ecological and further landscape assessments would be required to fully establish any future mitigation requirements. However significant landscape mitigation might be required particularly boundary treatments along east and south of the site. Sewage removal will need to be considered as the current infrastructure would not permit more use. Development must be in line with village Parish Plan and agreed Design Statement.

If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)?

High Quality – Befitting Down Ampney Design Statement. Retention of old farm-house. House design and materials, should be detailed to local Cotswold vernacular, low density, consideration given to landscape impact and character of existing settlement, and must be in line with the village Parish Plan and Design Statement

DA_5C - Land south of Rooktree Farm Buildings (Grid reference: 410425, 197433)

The site is unsuitable for allocation

The site is poorly connected and has higher environmental sensitivity to change.

What are the key reasons behind your final judgement?

The site has no access for vehicles and would be poorly connected to all of the village facilities if the area was developed, in addition the site currently allows the linear flow and urban grain of the village. It is imperative to maintain the open aspects and feeling of openness the site provides edge of the village, this is in line with our Parish Plan.

If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.?

N/A

If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?

N/A

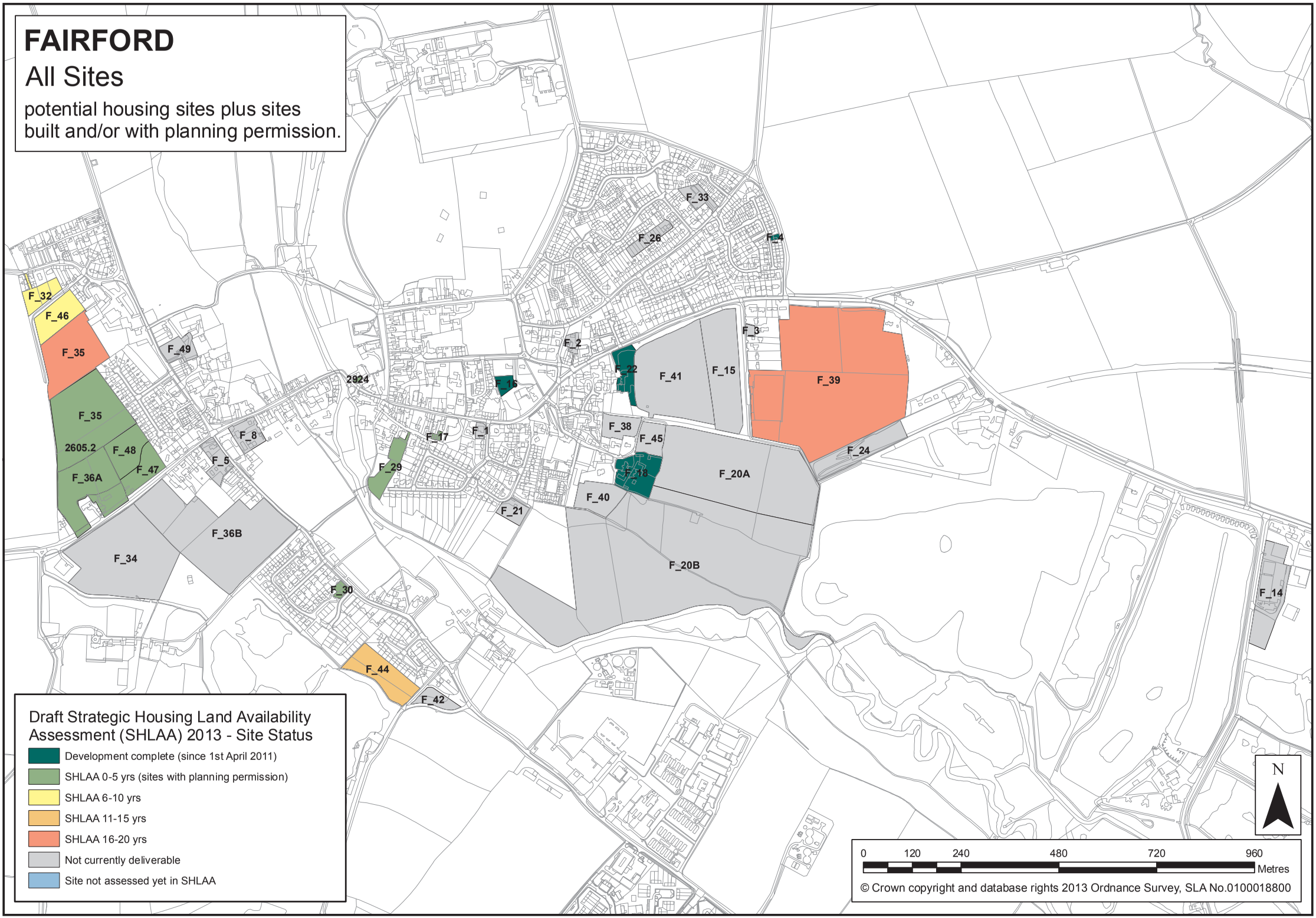
A Output from Community Engagement Site Assessment Work

DA_5C - Land south of Rooktree Farm Buildings (Grid reference: 410425, 197433)
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)? *N/A*

DA_8 - Land at Broadleaze (Grid reference: 410163, 197807)
The Site is a potential allocation subject to on or off-site mitigation
What are the key reasons behind your final judgement? *The majority of the site has been neglected by the CDC for a considerable time and is an eyesore. The Football club is an important amenity not only for the immediate Broadleaze estate but also for the rest of the village. Its removal would cause severe environmental degradation and loss of amenity to the village.*
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *Affordable homes and sheltered accommodation for older members of the community who may wish to "downsize" but not lose their lifelong relationship to Down Ampney. Continuation of football club to provide employment for local people managing and running it.*
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *Protection of the Football Club; Adequate drainage and sewage facilities that could cope with the extra burden and not make access and egress difficult during periods of moderate to heavy rainfall; Re profiling of junction of B road heading to Fairford and Cirencester; Provision for a regular bus service to the surrounding towns to allow access to work and shops to those who may not be able to afford or are unable to run a car*
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)? *Housing in sympathy with the Down Ampney Design Statement.*

DA_9 - Land adjacent to Chestnut Close (Grid ref: 409693, 197215)
The site is unsuitable for allocation *The site is poorly connected and has higher environmental sensitivity to change.*
What are the key reasons behind your final judgement? *Impact on amenity of existing residents in the area; High density development is not in keeping with the area; Lack of capacity in highway, sewage and transport infrastructure; Lack of employment opportunities in the village (or within reasonable walking or cycling distance) and poor public transport, leading to increased car journeys which defeats National Planning Policy Framework aims of sustainable development; Increased car reliance leads to parking issues both on and off site, adversely impacting amenity; walking route to village amenities does not have pavement, is too narrow for new pavement and would have increased traffic.*
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *N/A – this site is unsuitable for development.*
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *N/A – this site is unsuitable for development.*
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)? *N/A – this site is unsuitable for development.*

A.7 Fairford


FAIRFORD
All Sites
potential housing sites plus sites built and/or with planning permission.
F_32
F_46
F_35
F_49
F_35
2605.2
F_48
F_47
F_36A
F_8
F_5
2924
F_17
F_1
F_15
F_29
F_2
F_22
F_41
F_15
F_33
F_26
F_4
F_3
F_39
F_24
F_38
F_45
F_11
F_20A
F_40
F_21
F_36B
F_34
F_20B
F_30
F_44
F_42
F_14
Draft Strategic Housing Land Availability Assessment (SHLAA) 2013 - Site Status
Development complete (since 1st April 2011)
SHLAA 0-5 yrs (sites with planning permission)
SHLAA 6-10 yrs
SHLAA 11-15 yrs
SHLAA 16-20 yrs
Not currently deliverable
Site not assessed yet in SHLAA
N
0
120
240
480
720
960
Metres
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Output from Community Engagement Site Assessment Work A

FAIRFORD: COMMUNITY'S OVERALL ASSESSMENT SUMMARY

Site Number / Name	Suitable	Suitable with mitigation	Unsuitable	Favoured
F_35B - Land behind Milton Farm and Bettertons Close			✓	
F_44 - Land to rear of Faulkner Close, Horcott			✓	

FEEDBACK FORM

Were any adjoining parishes involved? If so, which ones and how were they involved?

No

Who was involved in the meeting to suggest favoured choices?

The Planning Committee at Fairford Town Council.

Provide a brief summary of how you involved the wider community: methods used, who and how many were involved (and any key gaps), level of agreement, issues arising etc.

The sites and our findings were on display to 2 public meetings (both attended by approximately 25 people) in April 2014.

The overall agreement reached was that Fairford has already exceeded any acceptable level of development and no further development is required.

COMMUNITY SITE SUMMARY

F_35B – Land behind Milton Farm and Bettertons Close (Grid reference: 414441, 201102)
The site is unsuitable for allocation
What are the key reasons behind your final judgement? *The site is currently used as pasture used for horse grazing. There are hedges on three sides and farm buildings to the east. View in depends on quality of the hedge at any given location. Housing would very likely be visible from the footpath to the west.* *Access via working farm only. Access located on Welsh Way between Coronation Street and Saxon Way – junction spacing issues for intensified use. For links to wider network: Mill Lane is single lane in places, parked cars reduce width on Coronation Street. Links via Saxon Way/Sunhill Close & Home farm developments unlikely. Poor connections to town on foot due to discontinuous footway on Mill Lane. Vehicular access not available whilst farm is in operation. There is a mature hedgerow connecting the site to the surrounding countryside (wildlife corridor). Evidence of wildlife.*

A Output from Community Engagement Site Assessment Work

F_35B – Land behind Milton Farm and Bettertons Close (Grid reference: 414441, 201102)
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *No comments made.*
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *The Milton Farm would have to cease operation and a footway/footpath along Mill Lane would be required before a housing development could commence.*
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (eg. heights, screening, materials etc.)? *No comments made*

F_44 – Land to rear of Faulkner Close, Horcott (Grid reference: 415204, 200316)
The site is unsuitable for allocation *The site is poorly connected and has higher environmental sensitivity to change.*
What are the key reasons behind your final judgement? *Distance from the town centre facilities and schools. Schools are outside of reasonable walking distance. Poorly defined access. Impact on a valuable environmental buffer. Rough and narrow access along Totterdown Lane. Many different tree specimens, wild cherry, hawthorn, birch & Scots pine noted. Site adjoins lake area which is attractive to birds and other wildlife. Currently in use as an informal recreation area. Loss of trees and wildlife habitat. Loss of local amenity.*
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *No comments made.*
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?

Output from Community Engagement Site Assessment Work A

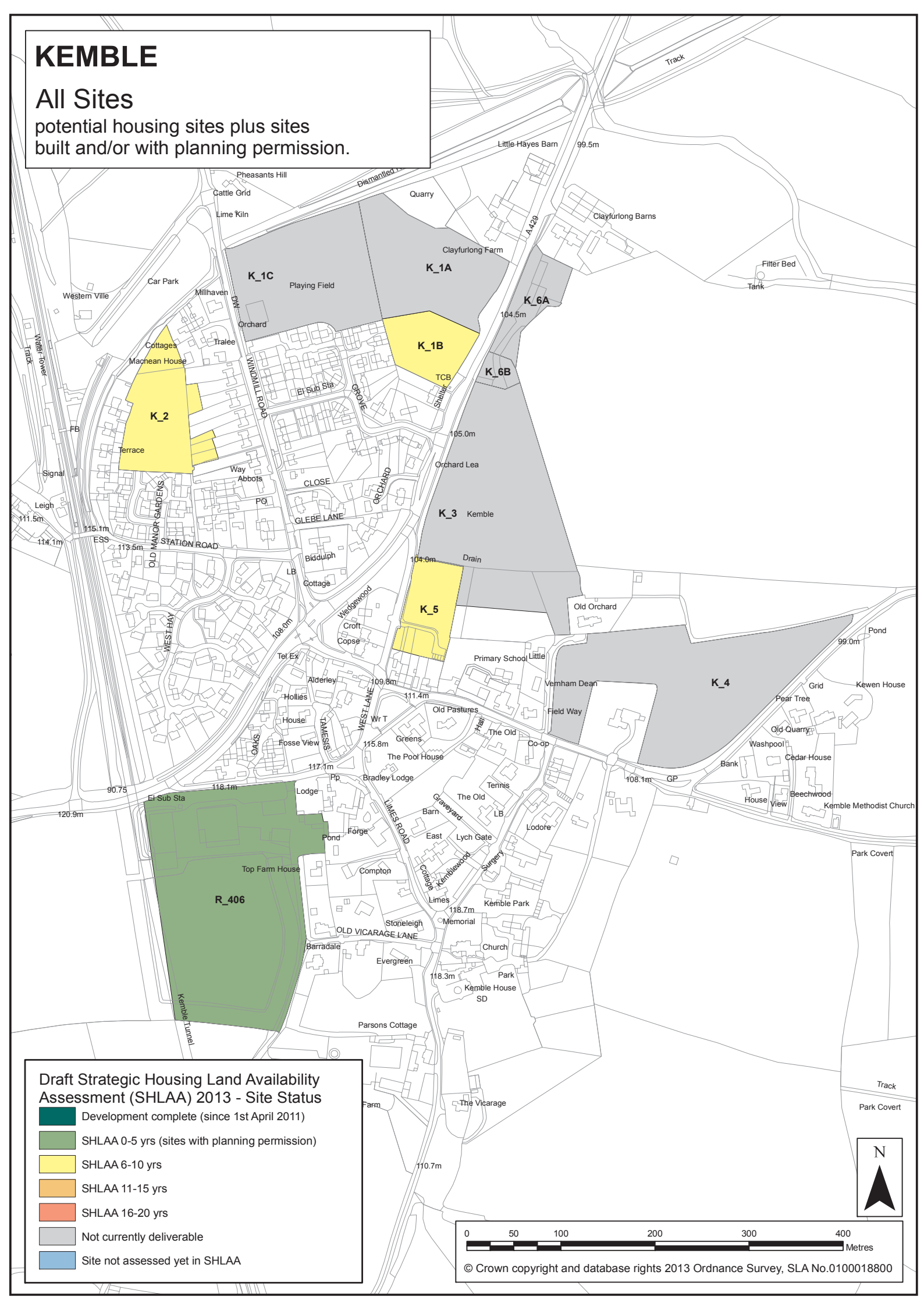
F_44 – Land to rear of Faulkner Close, Horcott (Grid reference: 415204, 200316)
Community facilities in Horcott area i.e. shop, pub, school. Relocation of overhead electricity cables. Upgrade of sewerage infrastructure.
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (eg. heights, screening, materials etc.)? *Height restrictions definitely required – see both neighbouring properties and overhead electricity cables. Retain footpaths on site.*

A.8 Kemble

KEMBLE

All Sites

potential housing sites plus sites
built and/or with planning permission.



Draft Strategic Housing Land Availability Assessment (SHLAA) 2013 - Site Status

- Development complete (since 1st April 2011)
- SHLAA 0-5 yrs (sites with planning permission)
- SHLAA 6-10 yrs
- SHLAA 11-15 yrs
- SHLAA 16-20 yrs
- Not currently deliverable
- Site not assessed yet in SHLAA

Output from Community Engagement Site Assessment Work A

KEMBLE: COMMUNITY'S OVERALL ASSESSMENT SUMMARY

Site Number/Name	Suitable	Suitable with mitigation	Unsuitable	Favoured
K_1B - Land between Windmill Road and A429*			✓	x
K_2 - Land at Station Road (partial development only)		✓		✓
K_5 - Land to north-west of Kemble Primary School, School Road*			✓	x

A.15 **Note: the Site Assessment work concluded sites K_1B and K_5 as 'suitable', but the wider community engagement considered them 'unsuitable'.*

FEEDBACK FORM

Were any adjoining parishes involved? If so, which ones and how were they involved?

No.

Who was involved in the meeting to suggest favoured choices

Parish Councillors and residents

How was the wider community involved: methods used, who and how many were involved (and any key gaps), level of agreement, issues arising etc.

Kemble Parish Council has conducted an extensive survey of local opinion about future housing development in the Parish. This was initiated with an explanatory leaflet describing the nature and purpose of the consultation, the options for consideration and a preliminary evaluation of the options using the site assessment toolkit. A copy was delivered to all households and this included an invitation to attend special 'drop-in' sessions, one day-time (17th March 2014, 8.45am - 12pm) and one evening (18th March 2014, 7 - 9pm), for further discussion with Parish Councillors and for residents to express their point of view.

This generated a high level of response with more than 140 attendees at the drop-in sessions. The Parish Council was well represented at both drop-in sessions. Many residents expressed very positive views of the approach which had been adopted toward the consultation process. Feedback was mostly through discussion at the sessions although a standard form was made available which was used by some as was email.

It is immediately plain from our findings that there is absolutely no support for further residential development in Kemble. The overwhelming consensus is that development growth of 40% over the last 30 years together with an existing outline consent for 50 houses, a further 15%, is more than enough. This is also the view of the Parish Council.

A Output from Community Engagement Site Assessment Work

However, in order to progress the exercise, an evaluation of the options tabled by Cotswold District Council has been made. Taking the three sites available for development over the next 20 years, the clear majority view is that the Station Road site K2 is the preferred option, with only small support for Clayfurlong K1B and virtually no support for West Lane K5. This aligns with the site assessment findings.

While K2 is the widely preferred option it should be noted that this site presently accommodates the Kemble Community Gardens, a popular, valued and innovative sustainable community initiative. Members of this organisation are vehemently against development of the site leading to re-location or, more so, cessation of activities. The Parish Council has been and remains a committed supporter of this initiative.

The acreage of the site is considerably larger than the existing neighbouring Old Manor Gardens development which accommodates some 24 properties. While there should be consideration of ecological factors, and design must be sympathetic to the adjacent Railway Terrace, our proposal therefore is that this site is surveyed with a view to accommodating both all additional residential development over the next 20 years, while also retaining adequate space for the continuing future needs of Kemble Community Gardens. Along with existing consents, we would expect this to provide additional housing in the region of 70 - 80 over the 20 year Plan period, sufficient to meet our assessed contribution to the overall scheme.

The village would look to achieve improvements to local facilities as an outcome of future development. Improved accommodation (perhaps joint) for social and sporting activities, proportionate enhancements for the local school and improved shop and Post Office premises top the list but are not a comprehensive statement of aspirations.

COMMUNITY SITE SUMMARY

K_1B - Land between Windmill Road and A429 (Grid reference: 398892, 197630)
The site is suitable for allocation - The site is well located and has lower environmental sensitivity to change.
What are the key reasons behind your final judgement? *Adjacent to existing development and a natural extension of the village.*
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *Housing and "village facilities". Village facilities include village hall, leisure facility, village shop, coffee shop.* *The site is 300 metres from a shop and 400 metres from a school. Access to the school would be "good" but for the need to cross the A429. The only village Open Spaces are the playing fields & children's play area. These are both on one site which adjoins this site. A bus stop adjoins the site. The village hall, church and school are all fairly accessible and access would be good, but for the*

Output from Community Engagement Site Assessment Work A

K_1B - Land between Windmill Road and A429 (Grid reference: 398892, 197630)

need to cross the A429. There is also good access to the Station and a pub. The site is located directly onto the A429 and is adjacent to an existing development on two sides. Overall, accessibility is generally good.

There is a wood to the north over an open field and there is a road and open fields to the east. There is also existing development to south and west.

If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?

No comment made.

If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)?

No comment made.

K_2 - Land at Station Road (Grid reference: 398610, 197554)

The site is suitable for allocation - The site is well located and has lower environmental sensitivity to change.

What are the key reasons behind your final judgement?

This is the natural development of an infill site. Well placed for village amenities. Inconspicuous and discrete. 12 properties are low density.

There is a shop adjacent to the site. The school is 500 metres away and access would be good but for the need to cross the A429. The site has access to open space and a bus stop, which are both 100m away. The site also has fairly good access to a village hall, church and school. Access to these facilities would be good, but for the need to cross the A429. However, the site does have good access to a shop, railway station and a pub.

The Old Manor Gardens was built with access to this site and perhaps with this development in mind.

The site is adjacent to housing on three sides and the station car park on one. It forms part of the railway wildlife corridor and there is a potential herpetological (newts, snakes, amphibians) habitat.

The site has high environmental quality and would be an extension to an existing development.

If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.?

A Output from Community Engagement Site Assessment Work

K_2 - Land at Station Road (Grid reference: 398610, 197554)

Housing

If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?

The Railway Cottages to the west would require the development to be two storeys or less. The site is currently a community garden for which a nearby alternative would need to be found.

If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)?

No comment made

K_5 - Land to north-west of Kemble Primary School, School Road (Grid reference: 398892, 197345)

The Site is a potential allocation subject to on- or off-site mitigation

What are the key reasons behind your final judgement?

Impact on adjacent conservation area. Extends the village boundary. Sloping topography. It removes a part of the southerly traditional farm/estate workers cottage gardens.

The site consists of part of field used for grazing and garden land from the housing to the south. There are mature trees and hedgerows on site. The southerly traditional farm/estate workers cottages are a significant feature. There are 4 garages in poor repair on site. The loss of the gardens (part) of the southerly traditional farm/estate workers cottages will be a potential conflict.

The site is 300 metres from a shop and access would be good, but for the need to cross the A429. The site is 100 metres from a school and adjoins the school playing field. There is fairly good access to open space, which is 800 metres away. The only village Open Spaces are the playing fields & childrens play area. These are both on one site. Access would be good, but for the need to cross the A429.

The site is 100 metres from a bus stop and has good access to a village hall and church. There is also fairly good access to a shop, station and a pub. Access to these facilities would be good, but for the need to cross the A429.

This is a small site with one entrance and is adjacent to a Conservation Area. There is a considerable slope from the south down to the north.

Output from Community Engagement Site Assessment Work A

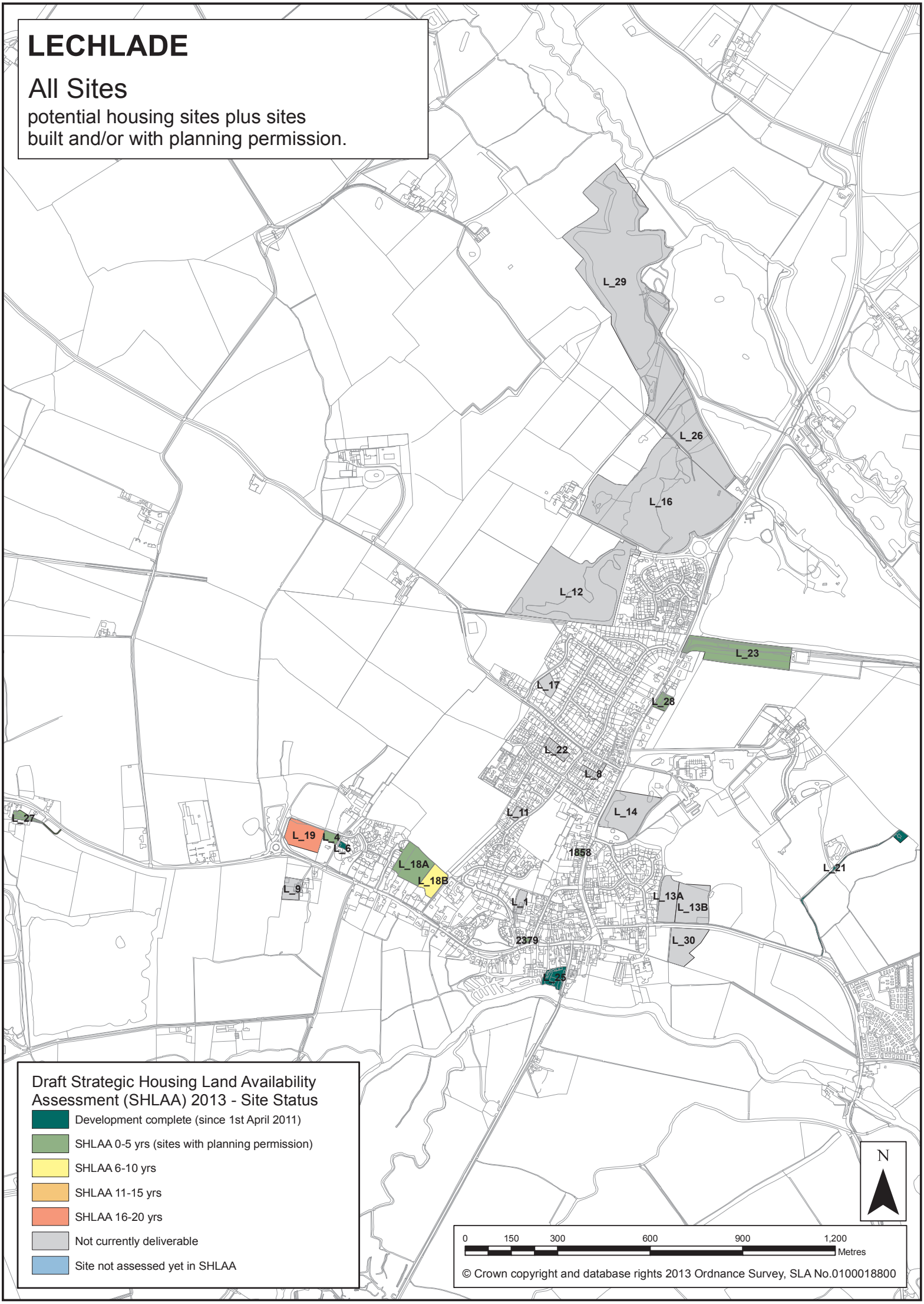
K_5 - Land to north-west of Kemble Primary School, School Road (Grid reference: 398892, 197345)
The site can be viewed from all directions. The proximity and higher position of the southerly traditional farm/estate workers cottages is a significant feature. These are in the Conservation Area.
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *Housing and 'village facilities' (village facilities include village hall, leisure facility, village shop, coffee shop).*
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *No Comment made*
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (eg. heights, screening, materials etc.)? *Screen from the southerly traditional farm/estate workers cottages. Low rise development.*

A.9 Lechlade

LECHLADE

All Sites

potential housing sites plus sites
built and/or with planning permission.



Draft Strategic Housing Land Availability Assessment (SHLAA) 2013 - Site Status

- Development complete (since 1st April 2011)
- SHLAA 0-5 yrs (sites with planning permission)
- SHLAA 6-10 yrs
- SHLAA 11-15 yrs
- SHLAA 16-20 yrs
- Not currently deliverable
- Site not assessed yet in SHLAA

Output from Community Engagement Site Assessment Work A

LECHLADE: COMMUNITY'S OVERALL ASSESSMENT SUMMARY

Site Number/Name	Suitable	Additional Comment	Unsuitable	Favoured
Sites where detailed evaluation has been completed				
L13 Land at Lechlade Manor, SE of Katherine's Walk planning appeal site		See Lechlade Town Council letter of objection - site subject to current appeal	✓	N
L14 Land at Lechlade Manor, adj to Oak St	✓	If character of area retained and park made accessible to residents		Yes, eg Allcourts small scale design
L18 Land off Moorgate, Downington with pp	✓	Agree with SHLAA (2012, Table 5), concern re: run off and drainage and lower density		✓
L19 Land south of Butler's Court	✓	Agree with SHLAA (2012, Table 5) but sensitive gateway site needs to reflect character of area with low density		✓
L30 Upper Ready Farm	✓	Access, landscape setting, density, pedestrian access, design, ecology, SUDS		N
Sites not assessed in detail as agree with 2012 SHLAA Assessment p38 Lechlade				
L1 Telephone Exchange, The Loders	✓	Agree with SHLAA (2012, Table 5)		N
L8 East of Gassons Road	✓	Agree with SHLAA (2012, Table 5)		N
L9 Green Farm Barn, Fairford Road		Agree with SHLAA (2012, Table 5). Conversion	✓	N
L11 Land adj Gassons Road		Agree with SHLAA (2012, Table 5)	✓	N
L12 Land west of Swansfield Road & south of Rough Grounds Farm		Agree with SHLAA (2012, Table 5)	✓	N

A Output from Community Engagement Site Assessment Work

Site Number/Name	Suitable	Additional Comment	Unsuitable	Favoured
L16 Land between Rough Grounds Farm & Smyrell Farm		Agree with SHLAA (2012, Table 5)	✓	N
L17 Land north of Hambridge Lane		Agree with SHLAA (2012, Table 5)	✓	N
L22 North of Gassons Road		Agree with SHLAA (2012, Table 5)	✓	N
L26 Land adj to Bushyleaze Lake and Smyrell Farm		No - see also L16	✓	N

FEEDBACK FORM

Were any adjoining parishes involved? If so, which ones and how were they involved?

None of the key sites extend or have significant influence beyond the Parish boundary. No other Parishes have been consulted.

Who was involved in the meeting to suggest favoured choices?

A.16 The Town Council considered the site allocations on an interim basis on 24/03/14 and the response was confirmed on 28/04/14 both times at the Council's Planning Committee.

A.17 The questionnaire analysis and feedback from the public consultation was considered by the Council's Housing Sub Group which is chaired by a Member of the Town Council. The information was taken in to consideration prior to the Council's Planning Committee decision. The Meeting of the sub group was held on 20/03/14. A further meeting of the sub group was held on 9/04/14 to further identify and consider key issues raised in public consultation and to update the assessment forms as required. The group considered a matrix of key issues and evaluated these.

A.18 How was the wider community involved? methods used, who and how many were involved (and any key gaps), level of agreement, issues arising etc.

A.19 At a public exhibition held 15th & 16th March, all SHLAA sites and CDC evaluations were identified on presentation boards together with an overview of the landscape character assessments. The detailed character assessments completed by the Housing Group were available as supporting documentation. Blank sheets were provided for comments on SHLAA sites as well as for additional comments.

A.20 In addition, a formal presentation and Q&A session was held and publicised in advance with a specific time allocated for this.

Output from Community Engagement Site Assessment Work A

A.21 As a result of community involvement, four new sites were identified by members of the public at the exhibition - none of these were by the Landowner or agent, but all have been evaluated by the Group.

A.22 Additionally, the Housing Group is aware of a 5th site at Upper Ready Farm. This site is being promoted by the owner who has held his own consultation exercise. The site has therefore been assessed by the Housing Group.

COMMUNITY SITE SUMMARY

L_14 Land at Lechlade Manor, adj to Oak Street
This is a potential allocation subject to on or off-site mitigation.
What are the key reasons behind your final judgement? *The site has real potential in a well drained area of Lechlade, with easy access, and significant unit carrying capacity. Its development would complement Lechlade, if handled sensitively, rather than detracting from its historic character.*
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *Housing - particularly care or extra care housing.* *Community facilities - swimming pool, allotments etc* *If the Alcourt development could be repeated here this may be supported. Primarily housing fronted by large public area.*
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *Conservation Area policy observation.*
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)? *Materials, heights, etc* *Use content policy (eg resi restriction for care/extra care housing)*

A Output from Community Engagement Site Assessment Work

L_18B Land west of Orchard Close, Downington

This is a potential allocation subject to on or off-site mitigation.

What are the key reasons behind your final judgement?

Access to town and local is good for both pedestrian and vehicles. Existing hedges and trees are important.

If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.?

Housing needs to reflect character of the area in terms of mix and scale but as the site is discrete there are fewer constraints on this site.

If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?

Hedges need to be retained and open space provided on site.

If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)?

Height and scale to reflect existing properties, hedges to be integrated into development. Adequate car parking.

L_19 Land south of Butlers Court

The site is suitable for allocation

The site is well located and has lower sensitivity to change.

What are the key reasons behind your final judgement?

Access to town and local is good for both pedestrian and vehicles. Existing hedges and trees are important. Available for development.

If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.?

Output from Community Engagement Site Assessment Work A

L_19 Land south of Butlers Court

Housing needs to reflect character of area in terms of mix and scale particularly large properties with extensive frontages.

If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?

Hedges need to be retained and open space provided on site.

If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)?

Height and scale to reflect existing properties, hedges to be integrated into development. Adequate car parking. Sensitive landscaping and design to ensure the site integrates with the existing development.

L_30 Land south of Faringdon Road (A417)

The site is a potential allocation subject to on- or off- site mitigation

What are the key reasons behind your final judgement?

A balance needs to be struck between its potential and its potential wider problem generation in terms of drainage and loss of historic amenities.

Allocation will place more pressure on the undeveloped 'orchard' site between L_30 and the Development Boundary. There is also a possibility of further expansion applications in regard to the flood plain area to the east.

If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.?

Support facilities for the local community - significant community gain (e.g. Car parking for school; swimming pool; allotments). However, consideration should be given as to whether these could be better secured elsewhere, are reasonable requirements of a S106.

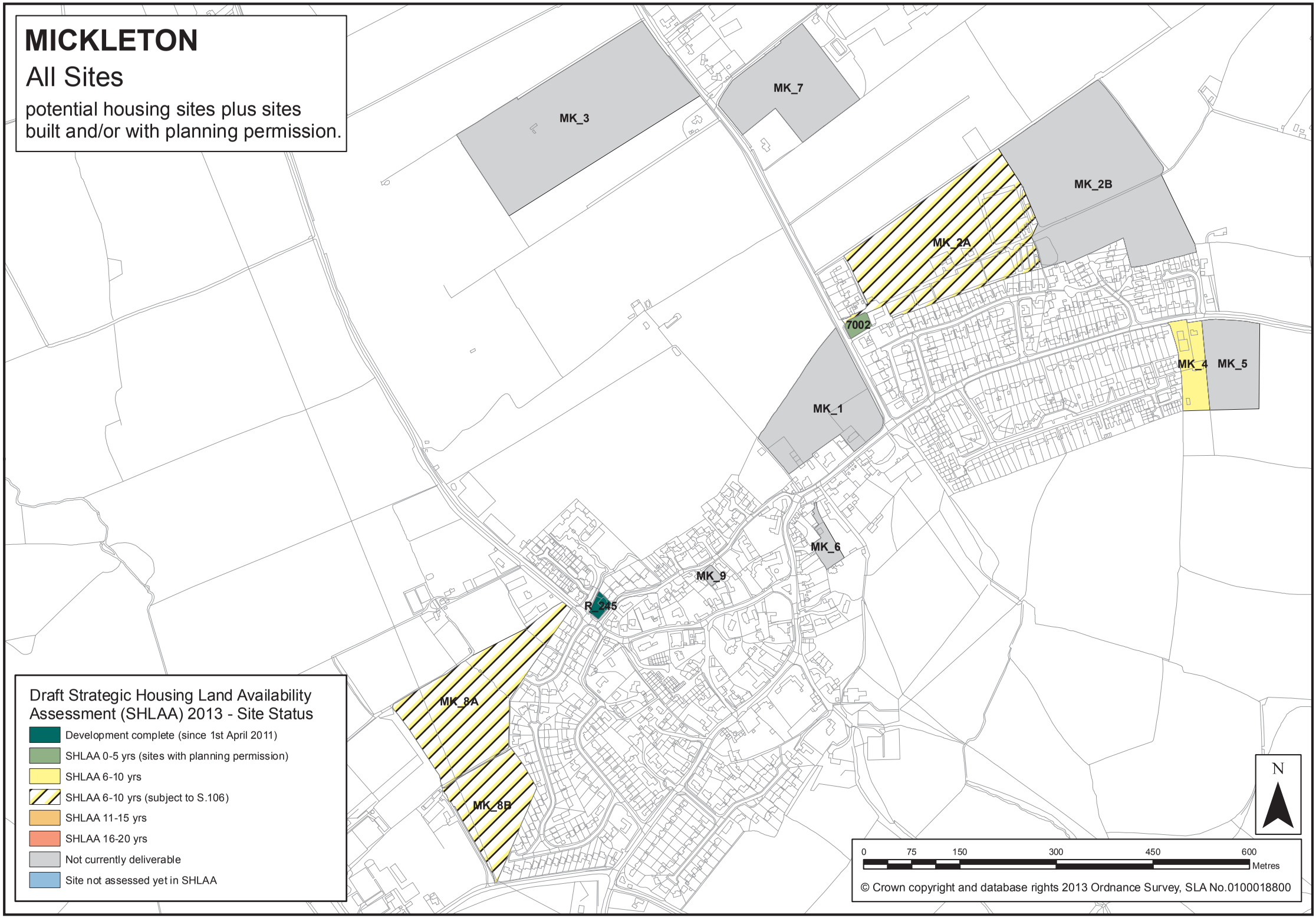
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?

Amenities associated with site (car park, school); drainage issues addressed effectively; protection of the current vista to the church, through height restrictions screening.

A Output from Community Engagement Site Assessment Work

L_30 Land south of Faringdon Road (A417)
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)? *As above*

A.10 Mickleton


MICKLETON
All Sites
potential housing sites plus sites built and/or with planning permission.
MK_3
MK_7
MK_2B
MK_2A
7002
MK_4
MK_5
MK_1
MK_6
MK_9
R_245
MK_8A
MK_8B
Draft Strategic Housing Land Availability Assessment (SHLAA) 2013 - Site Status
Development complete (since 1st April 2011)
SHLAA 0-5 yrs (sites with planning permission)
SHLAA 6-10 yrs
SHLAA 6-10 yrs (subject to S.106)
SHLAA 11-15 yrs
SHLAA 16-20 yrs
Not currently deliverable
Site not assessed yet in SHLAA
N
0 75 150 300 450 600
Metres
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A Output from Community Engagement Site Assessment Work

MICKLETON: COMMUNITY'S OVERALL ASSESSMENT SUMMARY

Site Number/Name	Suitable	Suitable with mitigation	Unsuitable	Favoured
MK_4 - Granbrook Garage site but only the Northern part of the site currently occupied by the garage business - not any part of the field which lies in the AONB		✓		✓

FEEDBACK FORM

Were any adjoining parishes involved? If so, which ones and how were they involved?

No

Who was involved in the meeting to suggest favoured choices

Seven Parish Councillors.

How were the wider community involved?: methods used, who and how many were involved (and any key gaps), level of agreement, issues arising etc.

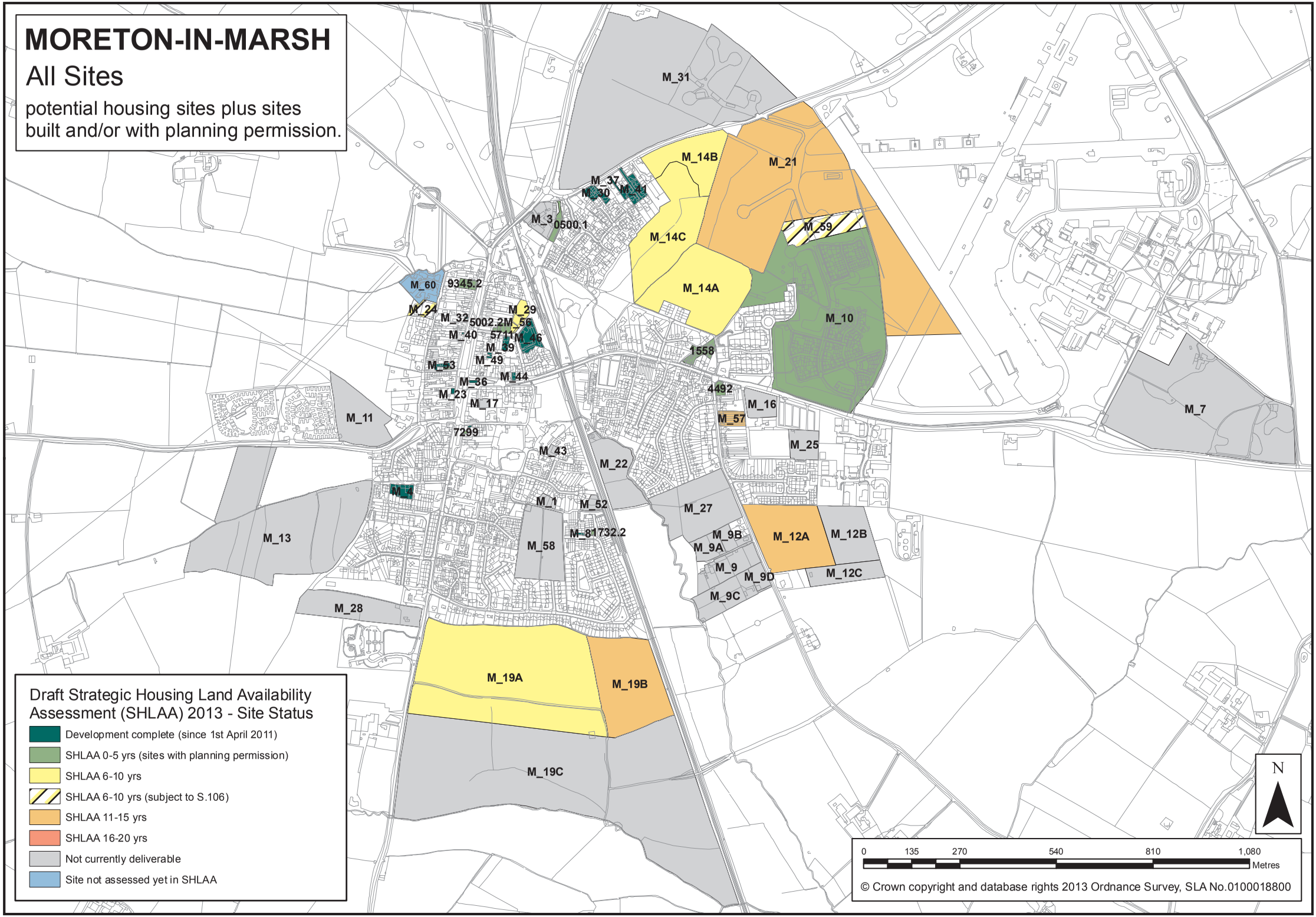
The outcomes of the site assessment exercise was shared with around 30 residents of the village at the Mickleton Parish Council Annual Assembly meeting held on 26 March 2014. The meeting was advertised well in advance on the three/four village notice board areas. A power point presentation was given by Councillor Morecroft who outlined the site area and the way in which the site assessment exercise was undertaken. Photographs of the site were shared with the participants at the open village meeting, and the final Form D was shared with the meeting. Questions were then taken from the floor and as a result the final site assessment forms were amended to include two suggestions that arose from the floor. The meeting was in agreement with the proposed site assessment exercise outcomes.

COMMUNITY SITE SUMMARY

MK_4 - Land at Granbrook Lane (Grid reference: 416714, 244016)
The Northern part of the Site is a potential allocation subject to on- or off-site mitigation
What are the key reasons behind your final judgement? *Development of the "southern field" of the MK_4 site would result in building within the AONB of Mickleton. This has the potential to be damaging to local wildlife through loss of habitat, and would also result in the erosion of the beautiful countryside in and around Mickleton. The loss of any AONB could ultimately damage the tourist industry with many British and foreign visitors coming to the village*

MK_4 - Land at Granbrook Lane (Grid reference: 416714, 244016)
to stay in the Three Ways House Hotel. The countryside around Mickleton is our main attraction supporting this industry, and the Three Ways House Hotel is a major contributor to the village of Mickleton's economy.
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *Our first priority as a village would be for this site,* ***(northern part only),*** *to be developed for one/two bed housing suitable for first time buyers or for older people looking to downsize.* *Our second priority would be for the northern part of the site to be retained for employment in keeping with the neighbouring residential housing. It is understood that a stand-alone village garage with petrol pumps is unlikely to present a going concern to a potential purchaser.*
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *No building on the part of the site which falls within the AONB. A specific entry/exit gate will need to be made to enable access to the southern field part of the site in the AONB if housing/employment use is made of the northern part of the site.*
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)? *No buildings over two storeys in height, and any development should allow views through the site to the AONB and the Cotswold escarpment. The site layout, (northern part only), and buildings arrangement should create a positive visual impact from Granbrook lane as vehicles and pedestrians enter and exit the village from Granbrook Lane.*

A.11 Moreton-in-Marsh



Output from Community Engagement Site Assessment Work A

MORETON-IN-MARSH: COMMUNITY'S OVERALL ASSESSMENT SUMMARY

Site Number/Name	Suitable	Suitable with mitigation	Unsuitable	Favoured
M_12/A - Land at Evenlode Road			✓	
M_14A - Land behind Dulverton Place		✓		
M_14B - Land south of Todenham Road		✓		
M_14C - Field east of Beceshore Close			✓	
M_19A - Land south WEST of Fosseway Avenue			✓	
M_19B - Land EAST of Fosseway Avenue			✓	
M_21 - Land west of 7th Avenue and south of 5th Avenue, Fire Service College		✓		
M_29 - Former British Legion Car Park, Station Road	✓			✓
M_51 - Land at New Road		✓		
M_56 - Former British Legion Club, Station Road	✓			✓
M_57 - 1-8 Charlton Terrace, Evenlode Road			✓	
M_60 - Former Hospital Site, Hospital Road	✓			✓

FEEDBACK FORM

Were any adjoining parishes involved? If so, which ones and how were they involved?

Not specifically but some of the attendees to the public consultation event came from neighbouring parishes such as Todenham, Blockley, Evenlode etc.

Who was involved in the meeting to suggest favoured choices?

Each site had one Town Councillor leading the Group and the rest were made up of residents living in close proximity to the specific site. When the Group visited the Fire Service College land the Group was accompanied by personnel from Capita.

The Town Council would like to say that when approaching residents to become involved in the Site Assessments the response was very positive and without exception welcomed the opportunity to get involved.

A Output from Community Engagement Site Assessment Work

The Town Council was unable to give a definitive answer on the residents preferred choices as many who completed the form did not tick any of the boxes but made comments which have been submitted to Cotswold District Council as part of each Site Assessment Report.

How the Town Council involved the wider community: methods used, who and how many were involved (and any key gaps), level of agreement, issues arising etc.

The Town Council organised a public consultation on the SHLAA Sites at the Redesdale Hall, High Street, Moreton in Marsh, on Thursday 13th March 2014. It ran from 11.00 am to 8.00 pm. The event was publicised by the Cotswold Journal and an advertisement was placed and funded, by the Town Council, in Moreton Times. Posters were also put up around the town, on the Town Council's website and the event was also publicised via various social media sites too.

The Town Council prepared display boards which showed a map of the site together with photographs. The Site Assessment reports were presented in a folder alongside the respective display board for the residents to read. The Council supplied comment forms for the public to put down their thoughts. The findings are included on the final page of each Site Assessment Report.

The event was manned mainly by the two Members of the Town Council who carried out the Site Assessments and the Clerk of the Council. Other Members of Council attended and helped out when they could.

The event was very successful and gave a great opportunity for the Members to communicate with the residents and listen to their ideas and concerns. Circa 180 people attended the event, along with the two Ward District Councillors. One or two of the site owners also attended.

COMMUNITY SITE SUMMARY

M_12A - Land at Evenlode Road (Grid reference: 421352, 232001)
The site is unsuitable for allocation *The site is poorly connected and has higher environmental sensitivity to change.*
What are the key reasons behind your final judgement? *Lack of suitable access. Distance from existing town services. The site has high environmental quality and value. It is a large open space used by local residents for recreational purposes. There is a high level of fauna and some of it endangered - skylarks. The site is not very close to town centre. The road cannot take any more traffic - it is not wide enough (and the road cannot by widened). Not well lit for pedestrians either.*
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *Not applicable.*

Output from Community Engagement Site Assessment Work A

M_12A - Land at Evenlode Road (Grid reference: 421352, 232001)
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *Not applicable.*
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)? *No comments made*

A.23 ***Please note that for sites M_14A, M_14B and M14_C -*** *Cotswold District Council resolved to permit an Outline planning application for a "Residential development of up to 140 dwellings, a new public park and associated infrastructure" at Committee on 14.05.2014, subject to s106 legal agreements covering the provision of affordable housing, financial contributions towards education and libraries and the provision of a public park. The permission incorporates M_14A, M_14B and M_14C. This has occurred since the Town Council-led site assessment work was carried out to input into the Local Plan process and is therefore not reflected in the assessments presented below.*

M_14A - Land behind Dulverton Place (Grid reference: 421140, 232704)
The Site is a potential allocation subject to on or off-site mitigation
What are the key reasons behind your final judgement? *Drainage – the water. Bucket fulls of ammunition used to be RAF range. Sewage – pumping station, on Blenheim Farm Public Open Space, cannot cope. Access – Todenham Road overload.*
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *Something other than housing – if anything.*
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *Drainage could be dealt with but infrastructures, for example, doctors, schools and roads need improvement.*
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)?

A Output from Community Engagement Site Assessment Work

M_14A - Land behind Dulverton Place (Grid reference: 421140, 232704)
No three storey properties. Mix of bricks and Cotswold stone. Landscaping with lots of trees and screening.

M_14B - Field south of Todenham Road (Grid reference: 421110, 233070)
The Site is a potential allocation subject to on- or off-site mitigation
What are the key reasons behind your final judgement? *Adjacent to Todenham Road but drainage an issue.*
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *Housing.*
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *Proper drainage.*
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)? *No three storey buildings. Landscaping and a mix of Cotswold Stone and brick.*

M_14C - Field east of Beceshore Close (Grid reference: 421043, 232871)
The site is unsuitable for allocation *The site is poorly connected and has higher environmental sensitivity to change.*
What are the key reasons behind your final judgement? *Drainage issues.*

Output from Community Engagement Site Assessment Work A

M_14C - Field east of Beceshore Close (Grid reference: 421043, 232871)

If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.?

Not applicable.

If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?

Not applicable.

If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)?

No comment made

M_19A - Land south-west of Fosseway Avenue (Grid reference: 420599, 231615)

The site is unsuitable for allocation

The site is poorly connected and has higher environmental sensitivity to change.

What are the key reasons behind your final judgement?

Previous industrial planning applications render this site unsuitable. Sainsbury's planning application to build a supermarket was refused. Quality of access is poor - already congested area. Too far from town to walk comfortably. Planning issues c1970s gravel pit application need investigating further. Low environmental quality and value. Potential for flooding on site - site poorly drained, water course in 2007 was completely under water. Standing water frequent with rainfall. Concern as to ability to cope with sewage from another 150 potential houses. Site is prime Grade 2 agricultural land.

If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.?

Not applicable.

If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?

Not applicable.

A Output from Community Engagement Site Assessment Work

M_19A - Land south-west of Fosseway Avenue (Grid reference: 420599, 231615)

If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)?

Cotswold vernacular, high quality design aesthetics, landscaping and screening.

M_19B - Land south-east of Fosseway Avenue (Grid reference: 420934, 231596)

The site is unsuitable for allocation

The site is poorly connected and has higher environmental sensitivity to change.

What are the key reasons behind your final judgement?

Site has some important trees with Tree Preservation Order's. Public right of way. Access to shops, bus stop, town centre & primary school are 10-15 minutes' walk. Boundary and hedges/trees are important to east, west and north. Prime grade 2 agricultural land. Floods. Railway line adjacent to site. Access to the site is poor. The field is landlocked and only could be accessed through M_19A.

If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.?

Need for sport facilities/children's play area. Due to height of land being higher than existing Fosseway Avenue development to the other side of the brook there would be privacy/neighbour issues.

If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?

Presently it is not possible to access this site directly by vehicle unless done via other land. This site is of worse quality than M_19A due to railway and differing land heights both would need to be sorted.

If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)?

Cotswold vernacular, maximum of two habitable floors. High quality design and material use.

M_21 - Land west of 7th Avenue and south of 5th Avenue, Fire Service College Campus (Grid reference: 421439, 232924)

The Site is a potential allocation subject to on or off-site mitigation

Output from Community Engagement Site Assessment Work A

M_21 - Land west of 7th Avenue and south of 5th Avenue, Fire Service College Campus (Grid reference: 421439, 232924)

What are the key reasons behind your final judgement?

Access concerns (vehicular), Todenham Road too small for number of houses. Lack of infrastructure – doctors' surgeries, schools etc. Well-screened, brownfield site. Noise and pollution from Fire Services College could be potential conflict. Well connected by pedestrian / cycle access - through Moreton Park. Need to resolve access on Todenham Road / Fosseway junction and listed bridge into town centre.

If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.?

Housing. Corner Shop/café/community shop because access to town centre some way away. Children's playground.

If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?

Access. Bunding to east and should be high enough.

If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)?

No more than 2 storeys. Multi generation units – annex. Cotswold vernacular/mix/similar to Moreton Park. Bricks, rendered and Cotswold stone.

M_29 - Social Club Car Park (Grid reference: 420637, 232646)

The site is suitable for allocation

The site is well located and has lower environmental sensitivity to change.

What are the key reasons behind your final judgement?

Central location with well-connected local transport. Adjacent former British Legion building is currently an eyesore and is gateway to the town for rail users.

A Output from Community Engagement Site Assessment Work

M_29 - Social Club Car Park (Grid reference: 420637, 232646)
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *Residential, parking, offices purpose built and bungalows. Possible privacy issues.*
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *Parking allocation for station and two spaces for each dwelling. Raising height of land to north east, sunken gardens, built on stilts with ground floor car park.*
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)? *Retain hedges, Cotswold vernacular, in keeping, parking underneath.*

M_51 - Land at New Road (Grid reference: 420611, 232595)
The Site is a potential allocation subject to on- or off-site mitigation
What are the key reasons behind your final judgement? *Central location with well-connected local transport. Not as strong for site allocation as M_29 & M_56 due to being directly overlooked by two windows at first floor level (site is directly adjacent and overlooked by flat conversions to west, and across the road to the east). High environmental quality and value. Flooding needs to be sorted and drainage capacity issue. Access to the site is good, more concern about congestion and parking problems.*
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *Residential, parking, offices purpose built and bungalows. Possible privacy issues.*
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *Offices, shop unit – NOT residential.*

Output from Community Engagement Site Assessment Work A

M_51 - Land at New Road (Grid reference: 420611, 232595)
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)? *Retain hedges, Cotswold vernacular, in keeping, parking underneath.*

M_56 - Former British Legion Club Site (Grid reference: 420624, 232614)
The site is suitable for allocation *The site is well located and has lower environmental sensitivity to change.*
What are the key reasons behind your final judgement? *Central location with well-connected local transport. Building is currently an eyesore and is gateway to the town for rail users.*
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *Residential, parking, offices purpose built and bungalows. Possible privacy issues.*
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *Parking allocation for station and two spaces for each dwelling. Raising height of land to north east, sunken gardens, built on stilts with ground floor car park.*
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)? *Retain hedges, Cotswold vernacular, in keeping, parking underneath.*

M_57 - 1-8 Charlton Terrace (Grid reference: 421223, 232340)
The site is unsuitable for allocation *The site is poorly connected and has higher environmental sensitivity to change.*
What are the key reasons behind your final judgement?

A Output from Community Engagement Site Assessment Work

M_57 - 1-8 Charlton Terrace (Grid reference: 421223, 232340)
Traffic congestion and access points; Parking issues; Adverse effect on existing building line of Evenlode Road east. The loss of an historic terrace. Loss of large green space. Site has high environmental quality and value. Character of site (particularly the historic terrace) would be affected. Poor access onto the site and poor roads approaching it.
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *Not applicable.*
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *Not applicable.*
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)? *Not applicable.*

M_60 - Former Hospital Site (Grid reference: 420361, 232713)
The site is suitable for allocation *The site is well located and has lower environmental sensitivity to change.*
What are the key reasons behind your final judgement? *It is suitable for some sort of allocation, low density, bungalows etc.*
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *Nursing home, residential, bungalows, low density housing, social or community centre.*
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *Attention to approach roads (not wide enough) and services. No pavement on wide side.*

Output from Community Engagement Site Assessment Work A

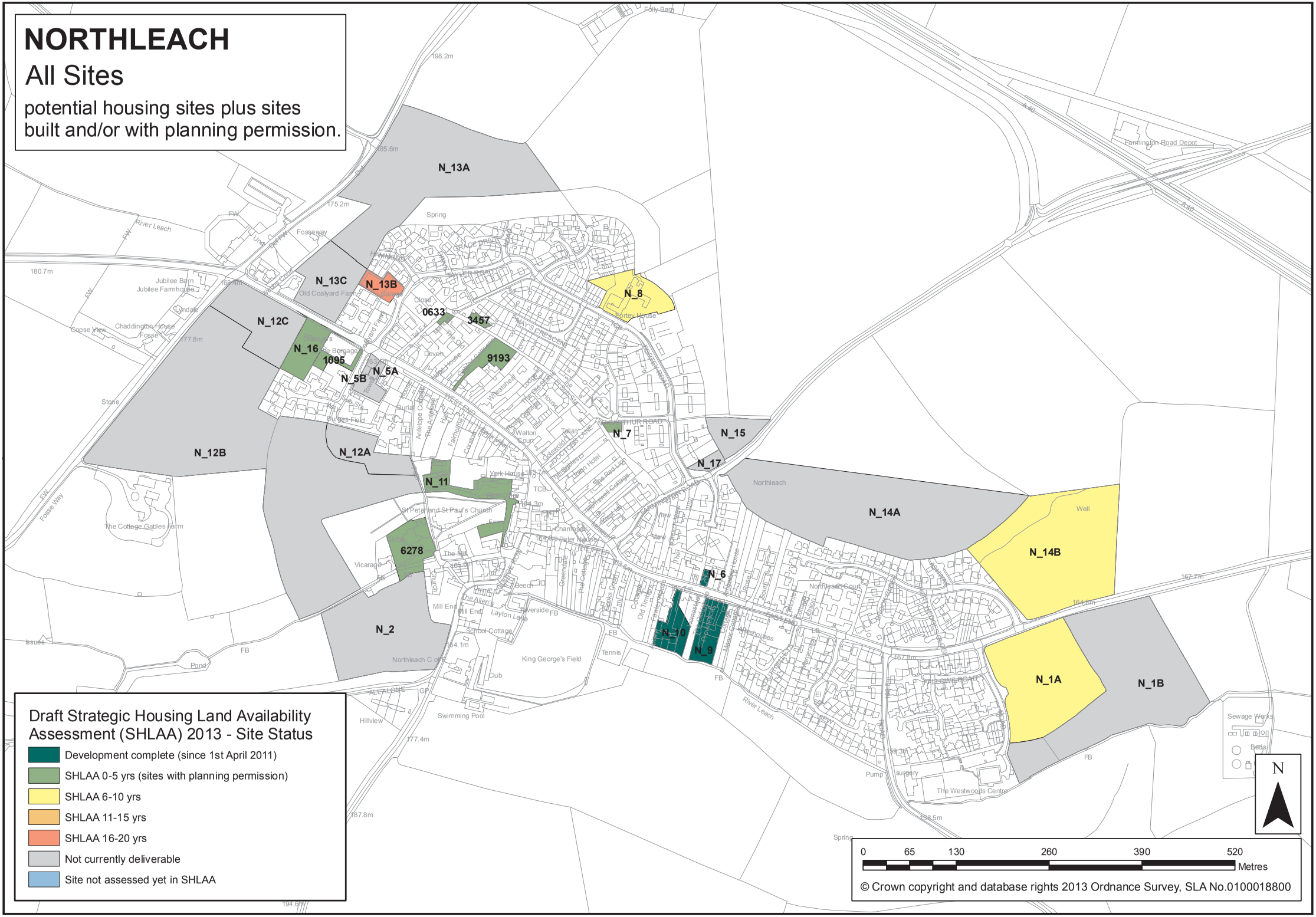
M_60 - Former Hospital Site (Grid reference: 420361, 232713)
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)? *Cotswold vernacular, low level. Retain existing trees and hedges. Low level single storey development.*

A.12 Northleach

NORTHLEACH

All Sites

potential housing sites plus sites built and/or with planning permission.



Output from Community Engagement Site Assessment Work A

NORTHLEACH: COMMUNITY'S OVERALL ASSESSMENT SUMMARY

Site Number / Name	Suitable	Suitable with mitigation	Unsuitable	Favoured
N_1A - Land off Bassett Road		✓		
N_8 - Fortey House	✓			
N_13B - Land north-west of Hammond Drive & Midwinter Road	✓			
N_14B - Land adjoining East End & Nostle Road		✓		

FEEDBACK FORM

Town Council representatives and other volunteers (including the Steering Group for the Neighbourhood Development Plan) completed the site assessments.

On March 15th 2014 a public consultation event was held to enable residents to comment on all the site assessments. The supplementary comments on the sites and also on the Town as a whole have been submitted to the District Council along with the completed site assessment forms.

COMMUNITY SITE SUMMARY

N_1A - Land off Bassett Road (Grid reference: 412024, 214338)
This is a potential allocation subject to on- or off-site mitigation
What are the key reasons behind your final judgement? *The site has a high environmental sensitivity visually as it is based on the main access road from the east and sits on the side of a natural valley that forms a very aesthetic natural landscape into and out of the town. The extremely close proximity to the sewerage treatment works is a problem (it's only 140mtrs away) and has continuous noise, frequent foul smells present. Site traffic issue – additional traffic will be likely to travel the length of Northleach to exit west bound, 80% of residents exit Northleach west bound, exasperating the existing traffic flow problems to an unacceptable level (already congested and problematic for drivers/homeowners). Access to the A40 is clear.*
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.?

A Output from Community Engagement Site Assessment Work

N_1A - Land off Bassett Road (Grid reference: 412024, 214338)
Low density 2 storey housing development, with open space on site that is in keeping in design with the Fallows Road housing. Industrial usage not suitable as it forms the main landscape as you enter Northleach from the east and borders residential housing on two sides west and north.
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *Traffic Management – Clear site entry and access required directly onto East End (ideally between the two large beech trees onto East end). Open area on the N_1A site required. Operational upgrading of the sewerage treatment works to remove operational noise, foul smell pollution and increase capacity.*
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)? *Two storey residential properties only, built with traditional materials and design to a high standard, retain the dry stone wall around the whole site and the existing trees that border East End and Bassett Road. No vehicular access into or out of the site via Bassett Road. Provide landscaped pedestrian pathway to link onto Bassett road and the Westwood's Centre.*

A.24 *Please note that for site N_8 - Cotswold District Council has resolved to grant planning permission for a "22 affordable housing units, associated access road, car parking and landscaping" subject to s106 legal agreements covering the provision of affordable housing and financial contributions towards education (Ref: 14/00104/FUL). This has occurred since the Town Council-led site assessment work was carried out to input into the Local Plan process and is therefore not reflected in the assessments presented below.*

N_8 - Fortey House Fortey Road Northleach
The site is suitable for allocation *The site is well located and has lower environmental sensitivity to change.*
What are the key reasons behind your final judgement? *This site might be described as brownfield containing a two storey residential care home now abandoned and due for demolition and redevelopment. An opportunity exists for improving the overall built environment in Fortey Road.*
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.?

Output from Community Engagement Site Assessment Work A

N_8 - Fortey House Fortey Road Northleach

Housing/Flats. The principle difficulty with this site is the steep slope up from south to north at the western end. The current building has been constructed by cutting into this slope. The location of protected trees inhibits further development along the frontage. It is suggested that a development of flats might overcome this problem whilst still retaining open amenity space.

If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?

An opportunity possibly exists for an imaginative redevelopment, that could mitigate the current problem of insufficient parking spaces in Fortey Road. There should be no increase in on street car parking. The development of site should make adequate provision for on-site parking minimum of 2 spaces per unit plus visitor parking.

If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)?

The copse/wooded area to the immediate north has an ecological value. There is no visible boundary between the site and the wood. The ownership and future of this area should be investigated and understood.

Any development should be designed to avoid potential conflicts with neighbouring residents regarding privacy issues.

N_13B - Land north-west of Hammond Drive and Midwinter Road (Grid reference: 411102, 214891)

The site is suitable for allocation

The site is well located and has lower environmental sensitivity to change.

What are the key reasons behind your final judgement?

The site is situated on a housing estate – it may well be considered an improvement by removing a building of an industrial nature and neutralising with houses commensurate with the surrounding.

If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.?

Housing in keeping with the surrounding houses on site. The rear of the building allows an opportunity to extend onto land at the rear of the property.

A Output from Community Engagement Site Assessment Work

N_13B - Land north-west of Hammond Drive and Midwinter Road (Grid reference: 411102, 214891)
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *Entrance to the site may need to be expanded to allow access to large vehicle*
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)? *Parking or garage space, insulation and high specification building finish which should be in keeping with the surrounding houses.*

N_14B - Land adjoining East End and Nostle Road (Grid reference: 412040, 214519)
This is a potential allocation subject to on- or off-site mitigation
What are the key reasons behind your final judgement? *The site is well located and connected with higher environmental sensitivity being an Area of Outstanding Natural Beauty (AONB) and has significant views.* *The site is well connected for road access, but there is only fair to poor access to shops, school and other facilities due to distance.*
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *Housing only, within residential lane. Overlooking - site boundary adjoins houses/gardens in Nostle Road.*
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *Well at north-east corner of site would need to be addressed, as would potential run-off from the field above, the level of water table and possible springs causing drainage issues. Narrow pavement to the north side of main road adjoining site and no pavement to the south side of the main road. Restoration of stone walls required. Capacity of sewage works.*

Output from Community Engagement Site Assessment Work A

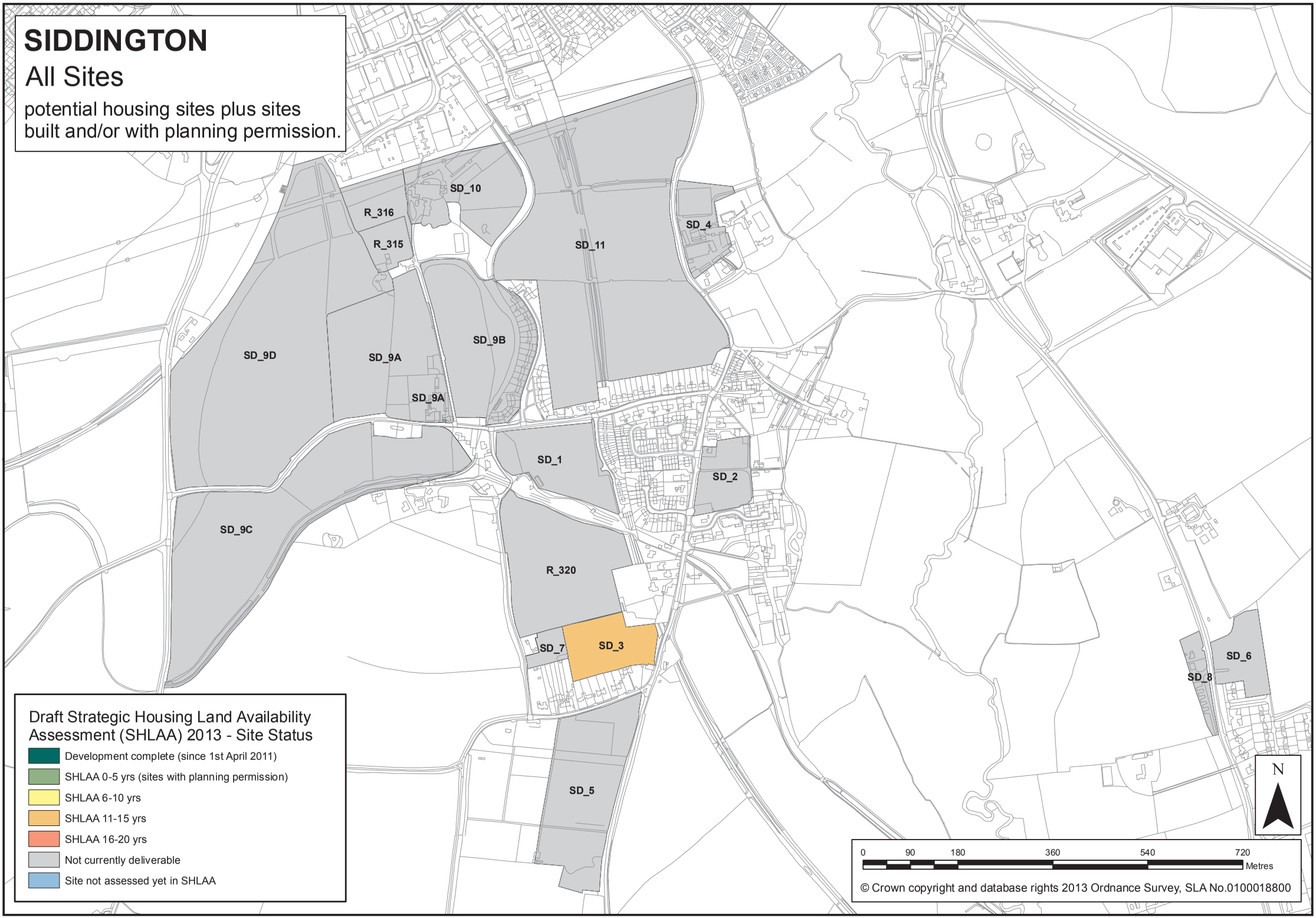
N_14B - Land adjoining East End and Nostle Road (Grid reference: 412040, 214519)
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)? *High quality Cotswold stone materials (walls and roof tiles) as this site would be the new 'entrance' to the Town from the east. Screening houses overlooked in Nostle Road. Given that northern part of site (on higher ground) is prominent and sensitive in landscape terms - single storey houses to north of site. No more than two storey houses.*

A.13 Siddington

SIDDINGTON

All Sites

potential housing sites plus sites built and/or with planning permission.



Draft Strategic Housing Land Availability Assessment (SHLAA) 2013 - Site Status

- Development complete (since 1st April 2011)
- SHLAA 0-5 yrs (sites with planning permission)
- SHLAA 6-10 yrs
- SHLAA 11-15 yrs
- SHLAA 16-20 yrs
- Not currently deliverable
- Site not assessed yet in SHLAA

Output from Community Engagement Site Assessment Work A

SIDDINGTON: COMMUNITY'S OVERALL ASSESSMENT SUMMARY

Site Number / Name	Suitable	Suitable with mitigation	Unsuitable	Favoured
SD_3 - Land north of Nursery View and east of Ashton Road			✓	

FEEDBACK FORM

Were any adjoining parishes involved? If so, which ones and how were they involved?

No

Who was involved in the meeting to suggest favoured choices?

N/A

How was the wider community involved: methods used, who and how many were involved (and any key gaps), level of agreement, issues arising etc.

The initial assessment was carried out on the morning of Sunday 9th February by the three parish councillors who attended the training session at Northleach on the 18th January. The Parish Councillors lived in locations that were unconnected to the site in question.

A public meeting was held on the 11th March 2014. This was advertised by posters around the parish, an article in the parish magazine and a note in the Community News section of the Wilts and Glos Standard. This meeting was attended by approximately 30 residents, the majority living in the vicinity of the site.

At the meeting residents gave additional information for inclusion on the assessment form and were invited to give their view as to the suitability of the site by ticking an assessment option on a copy of Form D of the Site Assessment Toolkit (as advised by GRCC). Residents were also invited to leave additional written comments. One resident requested a visit to their home to show the proximity of the site to their dwelling, which was carried out by a Parish Councillor on the 15th March 2014 and photographs were taken.

On the 24th March 2014, residents of Nursery View presented the Parish Council with a document and supporting evidence giving their reasons for considering the site to be unsuitable for development. This included a list of signatures. On the same date, a Planning Policy Officer at Cotswold District Council confirmed by email that the document could not be submitted with the assessment form but could be submitted when the Local Plan is available for public consultation in the summer of 2014. Information in the residents' document has been included in the assessment form.

A Output from Community Engagement Site Assessment Work

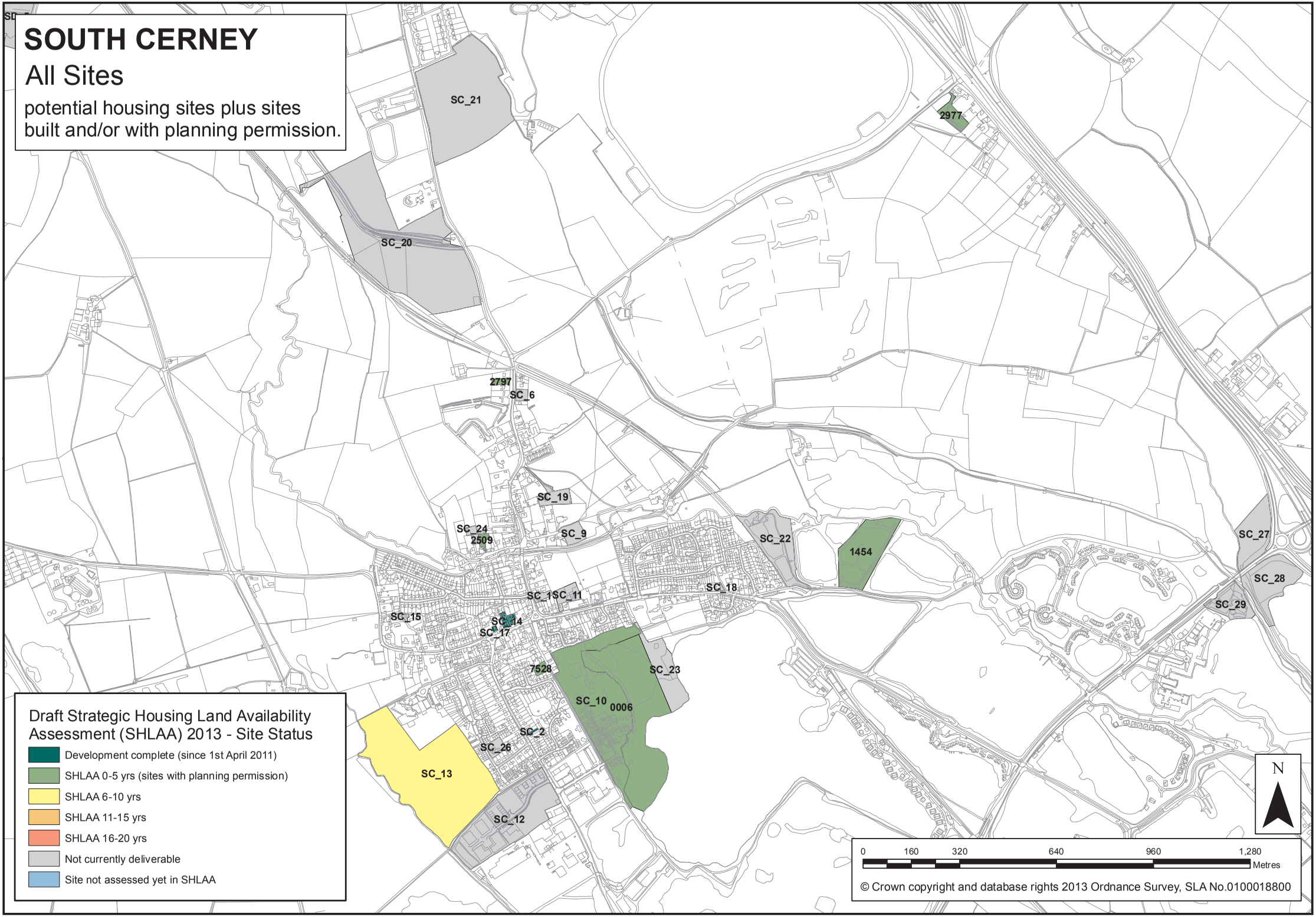
COMMUNITY SITE SUMMARY

SD_3 – Land north of Nursery View and east of Ashton Road (Grid Ref: 403241, 199368)
The site is unsuitable for allocation *The site is poorly connected and has higher environmental sensitivity to change.*
What are the key reasons behind your final judgement? *In its favour, building on this land presents no loss of amenities to the majority of residents. The site is also close to village amenities.* *The proposed density seems too high (40 houses) for a development in a rural area. However, the following issues make the site unsuitable for allocation: The site is a former quarry and there is evidence of on-going settling/subsidence; The only point of access it unsuitable, being in close proximity to existing dwellings. There is also poor visibility from both the north and south approaches at a point when the speed limit changes from 60mph to 30mph; Flooding problems involving both surface water and river water occur throughout the parish and there is evidence of surface water collecting on the site; Sewage discharge regularly occurs in several places throughout the parish and there are widespread concerns that the sewage system would be unable to cope with additional housing. The sewage system should therefore be upgraded before any further development takes place.*
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *Mixed housing is favoured, including affordable housing. In the 2013 evidence paper the White Consultants' study said "At October 2011 a snapshot of the Housing register revealed that 15 people with a local connection to Siddington were seeking affordable housing to rent in the village. The figure rose to 60 when including those with connections to surrounding parishes (Excluding Cirencester)."*
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *The stability of the site should be ascertained. The only point of access is unsuitable, being in close proximity to existing dwellings. Possible mitigation might include widening of the road approaching the access point from the south, levelling of the dip in the road at the bridge stanchions and removal of the bridge stanchions to allow widening of the road at that point. Given the extent of these alterations it may be necessary to explore other ways of accessing the site. Residents must be confident that existing flooding issues are resolved before further development takes place. The sewage system should therefore be upgraded before any further development takes place.*
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)?

Output from Community Engagement Site Assessment Work A

SD_3 – Land north of Nursery View and east of Ashton Road (Grid Ref: 403241, 199368)
As this site is within the historic boundary of the village, design should be in context. Boundary hedges should be retained and improved, with particular thought given to the privacy of dwellings on Nursery View. Materials should be in keeping with surrounding buildings, particular with regard to The Greyhound pub, which is a listed building.

A.14 South Cerney



Output from Community Engagement Site Assessment Work A

SOUTH CERNEY: COMMUNITY'S OVERALL ASSESSMENT SUMMARY

Site Number / Name	Suitable	Suitable with mitigation	Unsuitable	Favoured
SC_13A - Land rear of Berkeley Close			✓	

FEEDBACK FORM

The Parish Council held a public meeting in the Village Hall on Thursday, 27 February 2014 at 7.30pm to discuss a proposal by Cotswold District Council to allocate part of the field south of Ann Edwards School for future housing development.

Seven Parish Councillors were in attendance at the meeting and about 70 residents. The meeting was called to order and housekeeping rules explained to the assembled 70 residents. Councillors emphasised that it was not a meeting to discuss a planning application but an opportunity to voice views and concerns on SHLAA.

A Parish Councillor explained in detail the essence of the proposals of Cotswold District Council. The meeting was structured in the first instance to explain the necessity and location of suitable sites in South Cerney and secondly to listen to residents comments.

South Cerney had been earmarked to provide sites for approximately 220 houses over the next 17 years for the 2011–2031 plan. Already 149 sites already had planning consent which left about 70 to complete the quota. Various proposed sites had been discounted as unsustainable but one titled SC_13A had been left for consideration.

Concerns were made by most speakers on the basis that the access would be a problem and the amount of extra traffic, especially during the start and end of the school day would be highly fraught. High importance was attributed to making the infrastructure, especially the sewerage system, fit for purpose which recent events clearly illustrated that it was not capable of coping. Aligned to that was the drainage and ingress of ground water into the system which would have to be solved. There was also concern on how the school would cope with the extra pupils who could be expected.

There was a four part questionnaire which collated informed responses from those with local knowledge. Notable concerns were:

- Traffic movements which would occur with extra vehicles using already congested highways
- School at full capacity is already making traffic movements difficult at start and end of class time
- No sensible access to site which would be especially difficult if building work were to happen
- Access through the school grounds from the north would ruin two well-loved facilities: the Play School and the Forest school facility
- There was an objection that if houses were built then some would overlook the children's play area
- There could be no trade off with the school authorities by developers offering land to the west of the proposed site for the relocation of the Play School

A Output from Community Engagement Site Assessment Work

- Influx of families into the Duke of Gloucester Barracks will create further problems for the school, which is already full to capacity
- Generally it was agreed that there should be no further development in South Cerney until the sewage problems had been sorted out
- A resident reported that part of the site had been infilled in 1983 with questionable material which may be hazardous

COMMUNITY SITE SUMMARY

SC_13A - Land at rear of Berkeley Close, adjoining Ann Edwards School
The site is unsuitable for allocation *The site is poorly connected and has higher environmental sensitivity to change.*
What are the key reasons behind your final judgement? *This is a greenfield site with poor access. The fundamental issue of the narrow (and already congested) vehicular access is the overwhelming constraint for SC_13A. Both of the possible access roads – The Leaze and Berkeley Close – are already narrow and congested, with no scope for mitigation . Moreover, both Berkeley Close and The Leaze lead on to/ from Broadway Lane, which is itself a restricted road subject to rapidly increasing traffic issue arising from the ongoing large housing development at The Mallards and (no less of an issue in practise) the ongoing development of the equally large light-industrial sites either side of Broadway Lane. Moreover, there are particular issues of child safety around Ann Edwards School and South Cerney Playgroup if SC_13A were to be accessed via Berkeley Close, and around the Scout Hall if access was via The Leaze. The only apparent pedestrian and cycle access is via Berkeley Close and/or The Leaze.* *There is an existing and serious issue of sewer flooding in many parts of South Cerney. It is essential that this be fully rectified before any more development takes place in South Cerney.* *With regard to Flood Risk the remainder of this field - immediately to the west of SC_13A - is known to flood regularly, (photographic evidence provided of flooding in 2014), and as predicted in the SFRA. Moreover, the watercourse that runs along the western edge of this field ('The Shire Ditch') is the main overflow for Thames Water's Shorncote sewerage works, which will be subject to huge additional volumes when the main SHLAA site at Chesterton, Cirencester and the other sites at Kingshill, Siddington, Kemble and South Cerney are developed. Flooding from the Shire Ditch is therefore a specific, increasing and serious risk in the future.*
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.?

Output from Community Engagement Site Assessment Work A

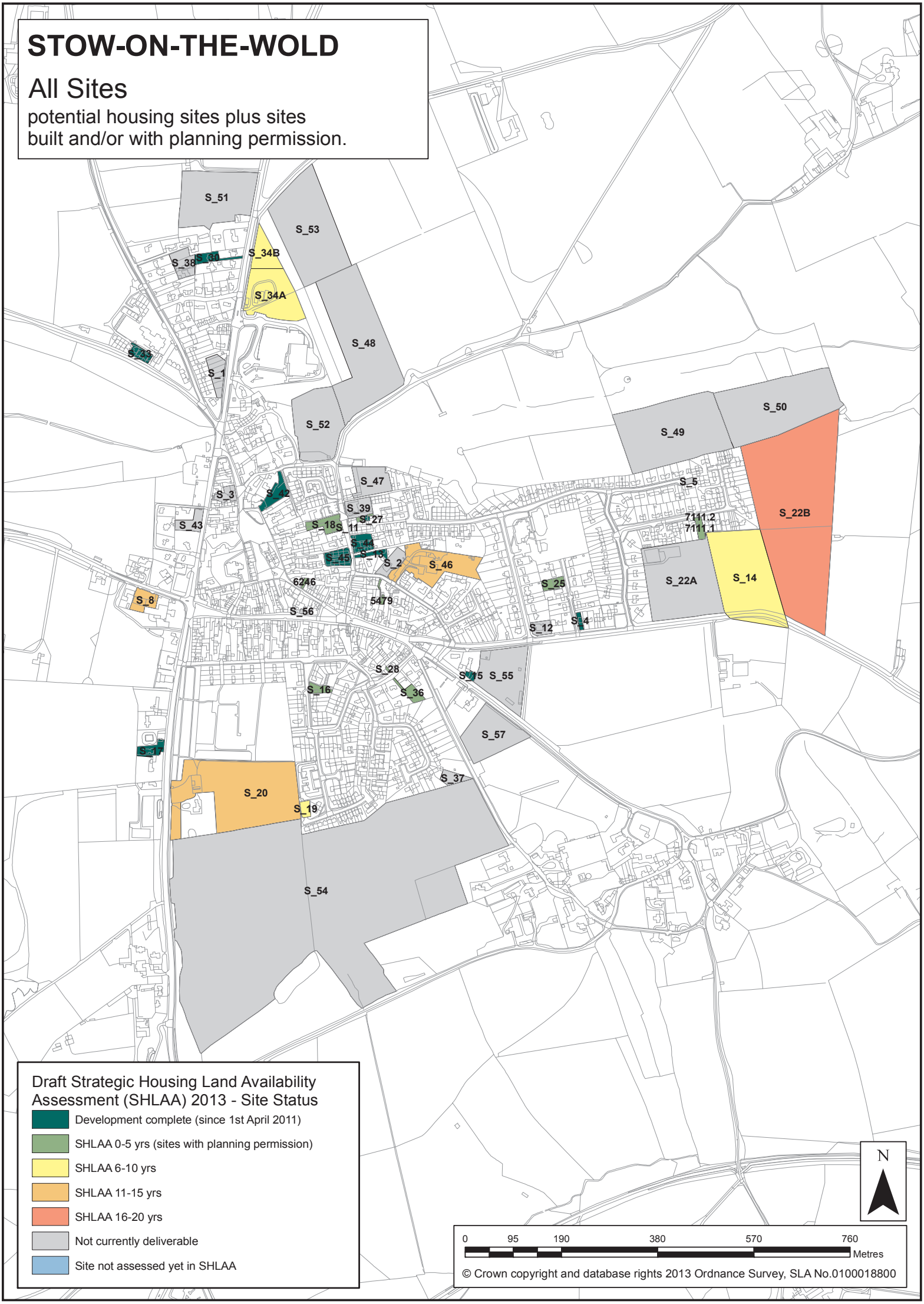
SC_13A - Land at rear of Berkeley Close, adjoining Ann Edwards School
Housing.
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *Screening of and from the school and the playgroup with trees etc. An increased proportion of Affordable Housing. Buildings limited to two storeys. Enlargement of Ann Edwards school buildings and grounds. The exiting playgroup building and grounds being enlarged. The poor access to the nearest playground being partially mitigated by a new playground included on site. A safer, dedicated cycle route to Cirencester to improve the sustainability of the whole settlement. Attenuation measures for rainwater from impervious areas. However, it is not possible to see how there could be effective mitigation of the fundamental vehicular access problems to SC_13A.*
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)? *The mitigation requirements above; financial contributions for secondary schools in Cirencester; bus service improvements; and fundamental sewerage infrastructure upgrades.*

A.15 Stow-on-the-Wold

STOW-ON-THE-WOLD

All Sites

potential housing sites plus sites
built and/or with planning permission.



Draft Strategic Housing Land Availability Assessment (SHLAA) 2013 - Site Status

- Development complete (since 1st April 2011)
- SHLAA 0-5 yrs (sites with planning permission)
- SHLAA 6-10 yrs
- SHLAA 11-15 yrs
- SHLAA 16-20 yrs
- Not currently deliverable
- Site not assessed yet in SHLAA

Output from Community Engagement Site Assessment Work A

STOW-ON-THE-WOLD: COMMUNITY'S OVERALL ASSESSMENT SUMMARY

A.25 Stow-on-the-Wold Town Council were only able to carry out very limited site assessment work and wider community engagement.

Site Number/Name	Suitable	Suitable with mitigation	Unsuitable	Favoured
S_19 - Land at Bartletts Park	✓			
S_20 - Land at Bretton House		✓		

FEEDBACK FORM

Were any adjoining parishes involved? If so, which ones and how were they involved?

No.

Who was involved in the meeting to suggest favoured choices?

Stow Town Council planning committee asked 3 people (1 Town Councillor, 1 co-opted member of the Town Council planning committee, 1 member of the public).

How the Town Council involved the wider community: methods used, who and how many were involved (and any key gaps), level of agreement, issues arising etc.

No further involvement.

COMMUNITY SITE SUMMARY

S_19 - Land at Bartletts Park
The site is suitable for allocation
What are the key reasons behind your final judgement? *Site is well connected to centre of Stow. Site is adjacent to residential properties. Use for building would tidy up a piece of waste land.*
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *Housing.*

A Output from Community Engagement Site Assessment Work

S_19 - Land at Bartletts Park
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *Tidying up of boundaries.*
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)? *1 or 2 storey housing.*

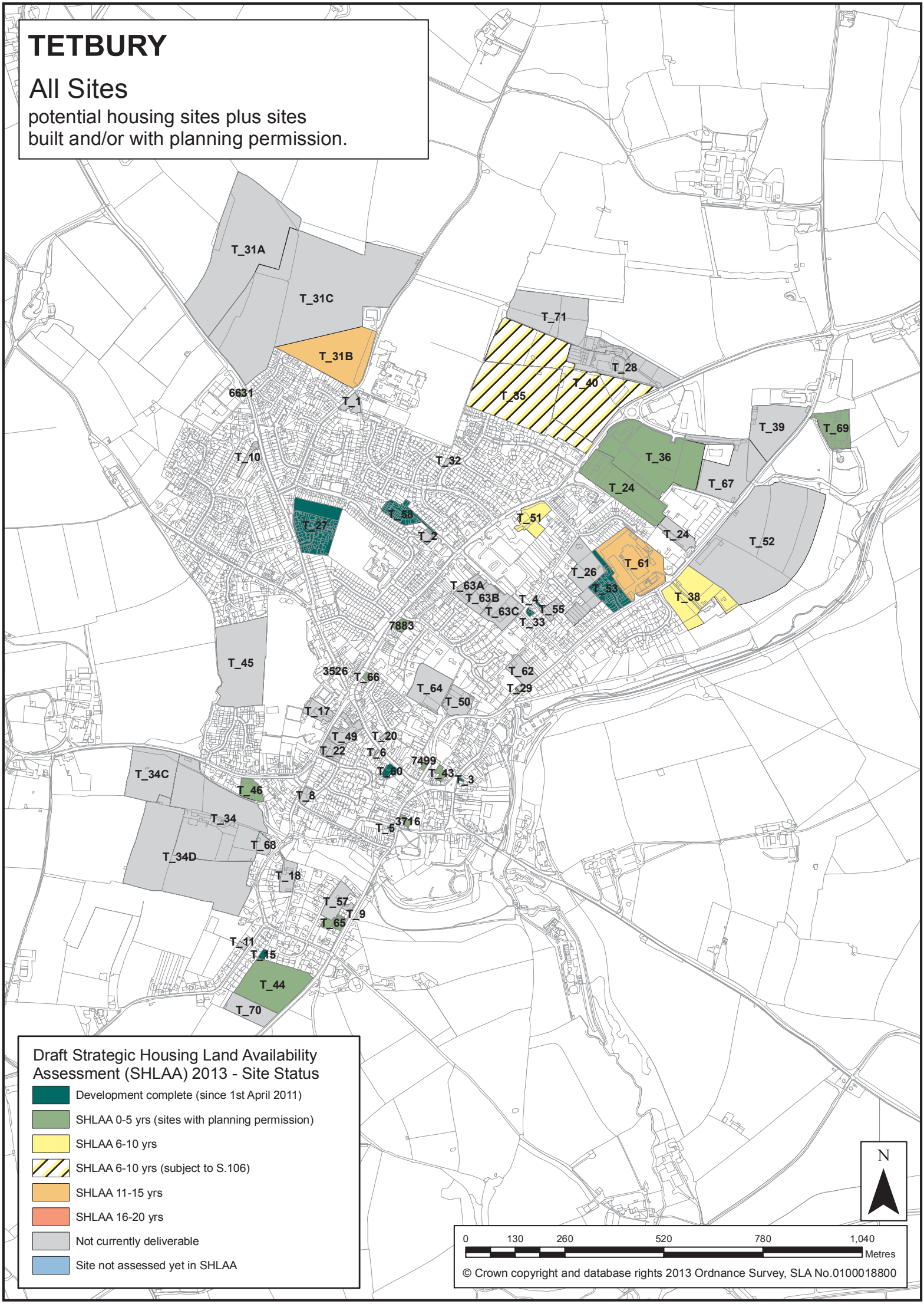
S_20 - Land at Bretton House
The site is a potential allocation subject to on or off- site mitigation.
What are the key reasons behind your final judgement? *Site is on edge of Stow, but has very poor access to A429. Site is land locked on north, south and east boundaries.*
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *Residential use would be appropriate.*
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *Site access to A429 requires serious attention.*
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)? *2 storey residential units. Maintain trees / hedgerows on boundaries. TPO (Tree Preservation order) required on northern and southern boundary immediately.*

A.16 Tetbury

TETBURY

All Sites

potential housing sites plus sites
built and/or with planning permission.



Draft Strategic Housing Land Availability Assessment (SHLAA) 2013 - Site Status

- Development complete (since 1st April 2011)
- SHLAA 0-5 yrs (sites with planning permission)
- SHLAA 6-10 yrs
- SHLAA 6-10 yrs (subject to S.106)
- SHLAA 11-15 yrs
- SHLAA 16-20 yrs
- Not currently deliverable
- Site not assessed yet in SHLAA

N

0 130 260 520 780 1,040
Metres

A Output from Community Engagement Site Assessment Work

TETBURY: COMMUNITY'S OVERALL ASSESSMENT SUMMARY

Site Number / Name	Suitable	Suitable with mitigation	Unsuitable	Favoured
T_31B - Land adjacent to Blind Lane			✓	
T_38 - Land at the Dormers, Cirencester Road	✓			3
T_51 - Northfield Garage Site, London Road	✓			1
T_61 - Autonumis Site		✓		2

A.26 ***Please note:*** *To supplement the community engagement work carried out by the Town Council, a copy of the petition gathered in 2011 by STEPS (Stop Tetbury's Excessive Planning Schemes) was also submitted. The Petition is signed by 360 people and objects to the development of greenfield sites T_38 (Land at the Dormers, Cirencester Road, and T_31B (Land adjacent to Blind Lane). It supports the development of brownfield sites T_51 and T_61.*

FEEDBACK FORM

Tetbury Town Council, supported by three District Councillors and the Neighbourhood Planning Group, completed the assessments for the four sites. Following the completion of these assessments approximately 70 members of the public attended a Public Consultation event hosted by Tetbury Town Council, District Councillors, Neighbourhood planning representatives and consultant Jeff Bishop *(as part of the support package provided to communities by Cotswold District Council)* on 1st March 2014.

The atmosphere was positive and everyone welcomed the opportunity to participate and “have their say”, however it is worth highlighting some of the general concerns raised by members of the public;

- A common theme across all sites was “Where will these people work? And how will they get there?”. The allocation of sites for development in the Local Plan cannot, therefore, be taken in isolation and the public need to be kept informed about what steps Cotswold District Council (CDC) is taking to address their concerns. This should include a review of public transport arrangements since increased housing and a reliance on a car to travel means increased car usage, exacerbating existing congestion and parking issues in Tetbury.

- Whilst attendees were generally in support of “brownfield” development (e.g. T_61), the loss of employment land and a significant employer in the town is of concern to many people. In developing the Local Plan, CDC must identify other sites for employment within Tetbury (and not just for retail

use) and make explicit the arrangements it will put in place to attract employers to the town. We hope very much that, having involved us in housing site assessment, we will be offered a similar opportunity when employment sites are being considered.

- In addition, the proposed creation of a retirement village raised concerns, in particular, regarding the infrastructure needs, namely, the increased demand placed on the Doctors' Surgery, nursing care, the Day Care Centre and Dial-A-Ride facilities.

In conclusion there was overwhelming support for the development of the former Northfield Road garage T_51 site but at a reduced density to allow for gardens and parking, and to site buildings away from the boundary with Northfield Road (in recognition of neighbours on the opposite side of the road) and the existing filling station.

On balance, the attendees at the Public Consultation event were in favour of site T_61 being used for housing as it is a brown field site, but not as a care village. Although as detailed above there were strong concerns regarding the loss of employment and the retention of employment on this site should be considered.

Despite being a "greenfield" site, there was support for the development of The Dormers T_38 for housing but not until all "brownfield" sites had been exhausted – this includes the whole site and not just the area included in a previous planning application, later withdrawn. Small-scale, high-quality, mixed development of this type, is generally preferred.

Finally, please note that it is the Town Council's recommendation (supported by the Public Consultation) that the Blind Lane Site T_31B is not developed due to a lack of access and concerns about run-off, and that it is removed from the Local Plan.

COMMUNITY SITE SUMMARY

T_31B - Land adjacent to Blind Lane (Grid Ref: 388848, 194281)
The site is unsuitable for allocation *The site is poorly connected and has higher environmental sensitivity to change.*
What are the key reasons behind your final judgement? *The main potential conflict would be over vehicle access, either down Lowfield Road, or through Longtree Close. Access on existing roads would be inappropriate. Another major issue is the environmental impact due to run-off, previous inspections have found this site has caused flooding into Longtree Close due to compacted ground; roads and buildings would make the situation worse. The site is in the AONB, Grade II agricultural land and is currently open pasture land. It is also seen from a public footpath, albeit through trees, but has no outstanding environmental features.*

A Output from Community Engagement Site Assessment Work

T_31B - Land adjacent to Blind Lane (Grid Ref: 388848, 194281)
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *The site abuts 2 housing estates, with wire fencing protecting adjoining gardens. Therefore housing would be most appropriate.*
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *In view of the issues of access, consideration should be given to creating access to Sir William Romney's Secondary school to alleviate traffic congestion on Lowfield Road. Local run-off would affect neighbouring properties unless rain water was channelled into improved drainage systems.*
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)? *2 storey buildings to have synergy with the adjoining estates, and prevent overlooking.*

A.27 **Please note that for Site T_38** - on 9th April 2014 Cotswold District resolved to grant planning consent on this site for the "retention of The Dormers and High View House, construction of access road and the erection of 25 new dwellings" (ref: 13/02727/OUT), subject to signing a legal s.106 agreement. This has occurred since the Town Council-led site assessment work was carried out to input into the Local Plan process and is therefore not reflected in the assessment presented below.

T_38 - Land at the Dormers, Cirencester Road (Grid reference: 389788, 193635)
The site is suitable for allocation *The site is well located and has lower environmental sensitivity to change.*
What are the key reasons behind your final judgement? *Good access to major roads adjacent to established housing, good road link to both North and South, for all vehicles, although improvements would be needed to the footpaths on Cirencester Road. The site is without sensitive environmental concerns. The site is adjoined by two houses to the east, and adjacent to the Springfields estate. The Football Club pitches are adjacent to the north of the site.*
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.?

Output from Community Engagement Site Assessment Work A

T_38 - Land at the Dormers, Cirencester Road (Grid reference: 389788, 193635)

Mixed, low density housing, with design and character similar to adjoining Springfields. This must include sufficient car parking.

If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?

The retention of the stone boundary wall, soft screening around the perimeter, particularly on the Springfields side.

If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)?

There should be synergy with the adjoining Springfields site, with a minimum of 3 storeys, built in a mixture of stone or stone cladding and rendering.

The trees and pond should be incorporated into the design.

T_51 - Northfield Garage Site, London Road (Grid reference: 389363, 193844)

The site is suitable for allocation

The site is well located and has lower environmental sensitivity to change.

What are the key reasons behind your final judgement?

Brownfield site, Good pedestrian, cycling and vehicle access, being on the main Northbound exit road from town centre.

If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.?

Housing but at a lower density than proposed to allow for gardens and parking and to sit away from Northfield Road. The site neighbours the filling station.

Strong local support for the retention of the filling station.

If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?

Vehicular access to the site should not be via Northfield Road. A potential conflict could be from residents of Northfield Road, if the housing is too close it could block light entering existing dwellings.

A Output from Community Engagement Site Assessment Work

T_51 - Northfield Garage Site, London Road (Grid reference: 389363, 193844)
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)? *If 2 storey housing, those houses adjacent to Northfield Road, should be set back to prevent blocking light from terraced row of housing on opposite side of Northfield Road. Keep existing Cotswold stone wall and use Cotswold Stone facing on houses in keeping with general housing on London Road.*

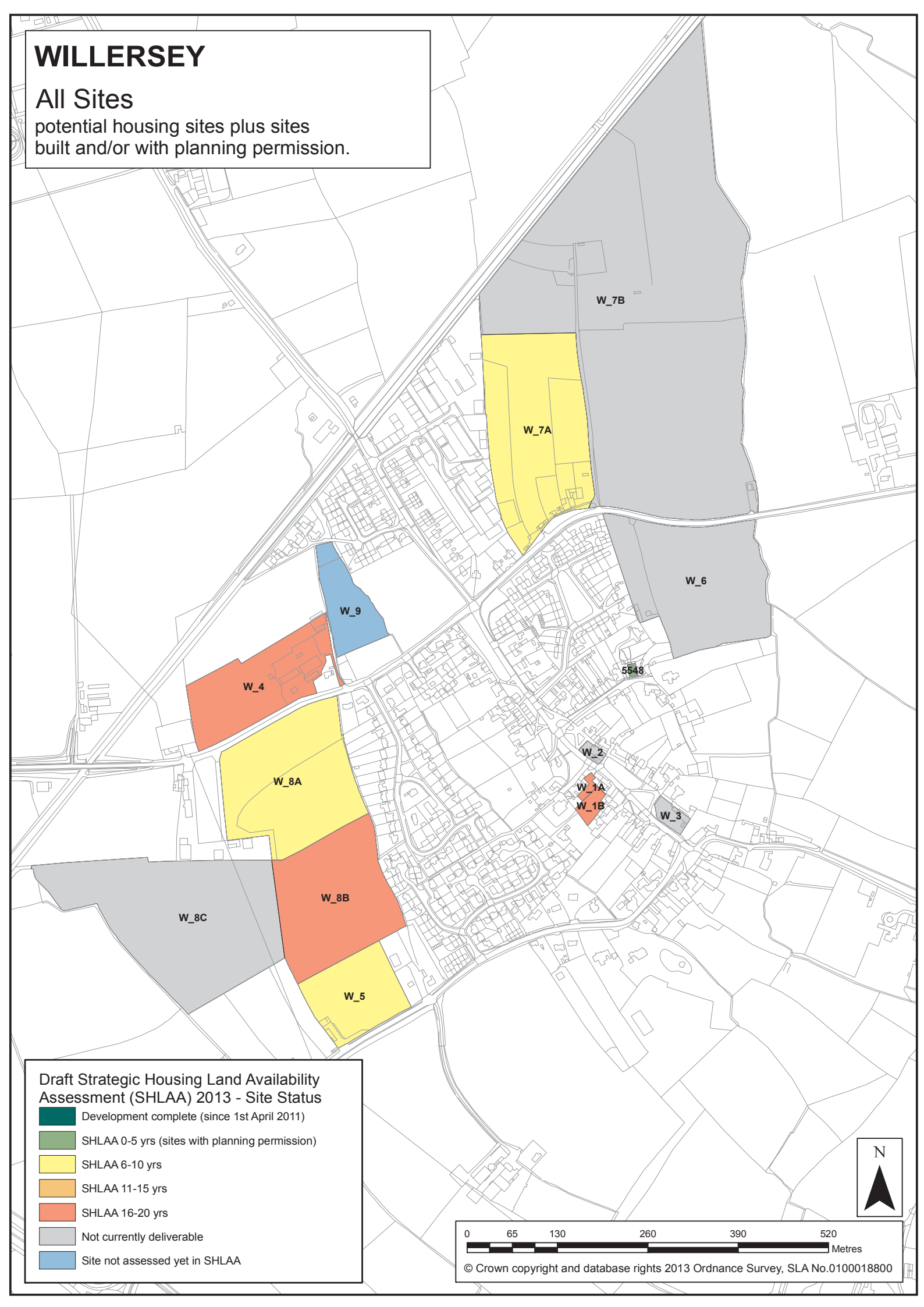
A.28 **Please note that for Site T_61** - Cotswold District granted planning permission (on 14th May 2014) for this site for the "Demolition of existing buildings and structures and redevelopment to provide a care village (Use Class C2) comprising residents' accommodation and facilities, adjustments to accesses, landscaping and ancillary works" (ref: 13/05306/FUL) subject to the satisfaction of the tree officer, environment agency and the completion of a legal agreement in respect of financial contributions towards (i) community care services and (ii) community facilities. This has occurred since the Town Council-led site assessment work was carried out to input into the Local Plan process and is therefore not reflected in the assessment presented below.

T_61 - Autonumis Site (Grid reference: 389625, 193723)
The site is suitable for allocation *The site is well located and has lower environmental sensitivity to change.* **The site was given delegated permission on 14.05.2014, subject**
What are the key reasons behind your final judgement? *The site is well situated, has low environmental value, and is brownfield. Its use for housing would spare alternative greenfield development. The existing company is moving to a new site outside Tetbury, whilst retaining its Tetbury based employees. Access to the main commuter routes is good and, in most cases, would avoid the Long Street bottlenecks.*
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *Housing but significant concern was raised about the loss of employment land and, in particular, the current proposed use as a retirement village, which makes no contribution to the community. Tetbury Town Council was asked what plans had been put in place to seek to retain Autonumis as an employer in Tetbury. On balance, the majority of attendees at the Public Consultation event on 1 March 2014 were in favour of development on such "brownfield" sites.*
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?

Output from Community Engagement Site Assessment Work A

T_61 - Autonumis Site (Grid reference: 389625, 193723)
The impact on infrastructure, in particular traffic flows, sewage and consideration of adequate parking to avoid overflow onto Cirencester Road, needs to assessed. Any residential development would benefit from the creation of pedestrian access to Northfield Close/ Northfield Road to encourage walking and remove reliance on car use.
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (eg. heights, screening, materials etc.)? *There should be synergy with the adjoining Hardie Close site and Springfields site opposite, with a minimum of 3 storeys, built in a mixture of stone or stone cladding and rendering. The chestnut trees which are already well established should be maintained, through their size and shape, they could act as screening for the site.*

A.17 Willersey


WILLERSEY
All Sites
potential housing sites plus sites
built and/or with planning permission.
W_7B
W_7A
W_6
W_9
W_4
5548
W_2
W_8A
W_1A
W_1B
W_3
W_8B
W_8C
W_5
Draft Strategic Housing Land Availability Assessment (SHLAA) 2013 - Site Status
Development complete (since 1st April 2011)
SHLAA 0-5 yrs (sites with planning permission)
SHLAA 6-10 yrs
SHLAA 11-15 yrs
SHLAA 16-20 yrs
Not currently deliverable
Site not assessed yet in SHLAA
N
0
65
130
260
390
520
Metres
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Output from Community Engagement Site Assessment Work A

WILLERSEY: COMMUNITY'S OVERALL ASSESSMENT SUMMARY

Site Number / Name	Suitable	Suitable with mitigation	Unsuitable	Favoured
W_1A - Garage workshop behind The Nook, Main Street	✓			3rd
W_1B - Garden, behind The Nook, Main Street	✓			4th
W_4A - Land adjacent to Harvest Piece, Collin Lane		✓		6th
W_4B - Land between W_4A and future heritage railway line			✓	**x**
W_5 - Land at Broadway Road		✓		5th
W_7A - Land north of B4632 and east of employment estate	✓			1st
W_8A - Land between Collin Close and Collin Lane			✓	**x**
W_8B - Land west of Field Close & north of B4632			✓	**x**
W_9 - Goodigore Orchard		✓		2nd
W_10 - Land north of Campden Lane			✓	**x**

FEEDBACK FORM

Site Assessment Teams

These assessments were carried out on February 8th 2014 following the guidelines set out in the CDC Site Assessment Toolkit.

Over 30 people took part in assessing the sites identified in the SHLAA. They were divided into 6 teams of 3/4 residents and lead by a serving member of the Parish Council. Each team was comprised of residents of the village, covering all age ranges, from 14 to over 70; they came from all parts of the village, and covered a wide social range. Great care was taken to ensure that none of those asked to be part of the assessment process had any vested interests in the land they were asked to assess.

The assessors and Parish Councillors all met at the village hall and after a tuition session lead by a representative from GRCC the 6 teams went out and assessed the sites.

A Output from Community Engagement Site Assessment Work

All the information gathered has been photocopied and the original forms submitted to Cotswold District Council.

Public Meeting

There was a public meeting on 12th March at which the findings of the site assessment teams were put on display. A note was taken of the postcodes of those attending this indicated that the spread of interest covered most of the village extending down Badsey Lane. Some 119 people attended the meeting and a further 30 viewed the exhibition the next day. While the members of the public understood the need for more housing in Willersey they were keen to make the Cotswold District Council aware of the following points.

Over all the following points were mentioned repeatedly, and the Parish Council would like Cotswold District Council to take them into consideration when granting planning applications:

1. To ensure that Willersey remains a sustainable village
2. To ensure good healthcare within the plans.
3. To make long term provision for both pre-school and primary children to supply a new school as current one is full to capacity and is in need of upgrading.
4. To supply housing which young people can afford.
5. To provide safeguards against flooding, make provision for adequate drainage and sewerage services.
6. Considered development over an extended time period not all within 2 years. To protect the amount of housing built.
7. To make provision for a local shop when the current one is sold.

Consultations with Adjoining Parishes

The Parish Council has taken time to seek the opinions of the Doctors surgery (Barn Close Surgery) in Broadway, which serves the residents of Willersey. A Senior Partner at the Surgery has expressed both his and the other partners in the practice, grave concerns about the rapid expansion of the local population that the new housing throughout the practice area will bring. The surgery is constrained by a lack of modern premises and therefore is unable to expand their workforce.

The Parish Council shares the Senior Partner's opinion that unless adequate provision for a sustainable infrastructure is made, including Primary Health Care through GP surgery provisions it seems unreasonable to allow the expansion that is currently being contemplated.

Provision for children

Currently Willersey School has places for only 6 new pupils. Following consultations between the Parish Council, the headmaster and board of governors of Willersey School, the Parish Council is acutely aware that no further space can be found at the local school for any more children. The chairman of governors explains the present school is nearing capacity and the potential for extending the current premises is non existent. Therefore in addition there is no more room to extend the school. Therefore

the Parish Council considers that if planning permission is given to any developers, it is vital that provision is made by the planning authority that any new development granted by them, makes provision for a new school to replace the existing school which is no longer adequate.

Provision for pre-school children

Currently Willersey runs an extremely well supported mother and toddler group in the village hall. Additional children will over whelm the capabilities of this group. Therefore the Parish Council asks that provision be made for this group within the provision for the new school.

Provision for cemetery space

The Parish Council is concerned that any significant number of houses will put a great strain upon the space in the cemetery.

Willersey's last remaining village shop

Having lost one village shop and post office within the last 3 years, Willersey's last remaining village shop is currently on the market with planning permission to convert it back to a 5 bedroom house. The Parish Council is extremely concerned as to the strong possibility that the shop will close within a relatively short period of time. Therefore the Parish Council requests that consideration is given to making provision for space for a shop within the development projects.

Willersey Village Hall

The Parish Council has received a letter expressing concerns as to large scale development and the strain it will put on this valuable village resource, these concerns are shared by the Parish Council.

Parish Council Decision

Following a Parish Council meeting the site evaluations were made together with recommendations on a time scale spanning over the next 20 years. All the sites have been ranked in order of favour *(as indicated in the summary table above).*

COMMUNITY SITE SUMMARY

W_1A - Garage workshop behind The Nook Main St. (Grid ref: 410581, 239500)
This is a potential allocation subject to on-or off-site mitigation. *Parish Council suggested timescale 0-5 years.*
What are the key reasons behind your final judgement? *Suitable for residential development but the following need addressing: Site access, land decontamination; sewage capacity; and storm water runoff.*

A Output from Community Engagement Site Assessment Work

W_1A - Garage workshop behind The Nook Main St. (Grid ref: 410581, 239500)
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *Residential, also, the Parish Council recommends that there should be provision to be made for a shop on this site*.
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)? *No more than 2 Storey houses. Construction / finish to be sympathetic to existing village identity.*

W_1B - The garden behind The Nook, Main St. (Grid ref: 410586, 239473)
The site is suitable for allocation *Parish Council suggested timescale 0-5 years.* *The site is well located and has lower environmental sensitivity to change.*
What are the key reasons behind your final judgement? *No comments made*
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *The Parish Council recommends that there should be provision for 8 terraced houses.*
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *Site access, sewage capacity; and storm water runoff.*
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)? *No more than 2 Storey. Construction / finish to be sympathetic to existing village identity.*

Output from Community Engagement Site Assessment Work A

W_4 - Land adjacent to Harvest Piece, Collin Lane (Grid ref: 239650, 410108)
The site is suitable for allocation *Parish Council suggested timescale 11-15 years.* *The site is well located and has lower environmental sensitivity to change.*
What are the key reasons behind your final judgement? *Low environmental quality and value.*
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *Housing. The Parish Council recommends that there should be provision made for 32 dwellings on this site.*
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *Footpath issues need to be rectified for this site to be 'well connected' to village's facilities. Access requires improving - poor visibility in easterly direction if pulling out of site.*
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)? *No 3-Storey dwellings. Speed control on main road.*

W4_B - Land directly behind W_4
The site is unsuitable for allocation
What are the key reasons behind your final judgement? *The Parish Council recommends that this site should not be considered at present but reconsidered in 11 to 15 years.*
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *Housing.*
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?

A Output from Community Engagement Site Assessment Work

W4_B - Land directly behind W_4

Footpath issues need to be rectified for this site to be 'well connected' to village's facilities. Access would need to be addressed.

If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)?

No 3-Storey dwellings. Speed control on main road.

W_5 - Land at Broadway Road (Grid ref: 410247, 239198)

This is a potential allocation subject to on- or off-site mitigation *Parish Council suggested timescale 11-15 years.*

What are the key reasons behind your final judgement?

Good access to the village amenities, and good access from main road.

The site is in an AONB. It is located on the Evesham Lower Lias clay formation that is essentially impervious to the passage of water. The Parish Council strongly recommends that the information relating to the soil investigations are examined in detail to ensure that any developer's proposals are realistic. After heavy rainfall the surface water relies upon flowing on the surface to the stream that borders the site.

If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.?

Housing - particularly affordable to encourage young families to stay in the village and bungalows would also be acceptable.

The Parish Council recommend that as it is in an AONB there should be only a maximum of 17 houses.

If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?

Suitable landscaping for a site within the AONB and a maximum of 17 houses.

Hedges planted on western side of land. Fences to be kept.

Output from Community Engagement Site Assessment Work A

W_5 - Land at Broadway Road (Grid ref: 410247, 239198)

If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)?

Suitable landscaping to protect the dwellings from the risk of gas cylinder explosion from the industrial site situated right next to the site.

No more than 2 storey houses. Tiled Roofs to match the surrounding properties.

W_7A - Land north of B4632 and east of employment estate (Grid ref: 410507, 240021)

This is a potential allocation subject to on- or off-site mitigation *Parish Council suggested timescale 0-5 years.*

What are the key reasons behind your final judgement?

The land is flat and well drained. There is sufficient space to build up to 65 houses. There will be good safe access and egress off the B4632 Road. The sewage problems that bedevil Willersey would not be made worse as a separate sewage connection would have to be made from the site direct to the pumping station in Badsey Lane, which could avoid the Willersey Main Sewer. It is the same distance from Willersey's few amenities as the CDC SHLAA Site W_8A. It is nearer to the Railway line, which in the next 10 to 15 years is likely to be reopened and Network Rail has already published this rail regeneration report as part of their improvements at Honeybourne Junction, the connecting junction rail has already been laid. We may not get a halt/station but if Willersey is going to grow then we might reasonably request one. As this is a long narrow site the visual impact on the B4632 side of the site will be minimal. The nature of the site is such that the housing could be mixed with Chalet Bungalows, and affordable houses easily accommodated on the same site. The site is larger than CDC SHLAA Site W_8A so that it could be divided into blocks and developed over 30 years. The run off from the spring line that causes flooding in Willersey and Weston Sub Edge does not affect this particular piece of land. There is ample scope for a convenience store and lay-by at the entrance to the site, which will easily attract passing trade as well as villagers and will therefore make a viable business opportunity.

If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.?

Housing with associated facilities (including a shop / convenience store)

If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?

A Output from Community Engagement Site Assessment Work

W_7A - Land north of B4632 and east of employment estate (Grid ref: 410507, 240021)
Accessibility. The Parish Council recommends that there should be provision for a school and playing field and a Doctors surgery, with 65 houses.
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)? *Good safe access and egress off the B4632 Road. To be in-keeping with rest of the village.*

W_8A - Land between Collin Close and Collin Lane (Grid ref: 410155, 239509)
The site is unsuitable for allocation
What are the key reasons behind your final judgement? *The Parish Council recommends this site should not be considered at present but reconsidered in 20 to 30 years.* *The site is in an AONB and has ridge and furrow on it - major concern over destroying ancient ridges and furrow.* *This site is located on the Evesham Lower Lias clay formation. This clay essentially impervious to the passage of water and therefore there are continuing concerns over flooding on this and other sites adjacent to it. The Parish Council strongly recommends that the information relating to the soil investigations are examined in detail to ensure that any developer's proposals are realistic. The Parish Council has concerns that after heavy rainfall the surface water relies upon flowing on the surface to the stream.* *The Parish Council considers that they have given more than adequate provision for housing for the 20 year period (on other more suitable sites).*
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *Housing.*
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *Pedestrian access to village facilities. Minimising the effect on existing Collin Close residents. Improve drainage (ditch creates main flooding problems in village).*

Output from Community Engagement Site Assessment Work A

W_8A - Land between Collin Close and Collin Lane (Grid ref: 410155, 239509)

If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)?

Development sympathetic with existing dwellings.

W_8B - Land west of Field Close and north of B4632 (Grid ref: 410216, 239336)

The site is unsuitable for allocation

What are the key reasons behind your final judgement?

The Parish Council recommends that this site should not be considered at present but reconsidered in 20 to 30 years. The site is in an AONB. The Parish Council would like CDC to refer to a Geological map as this site is located on the Evesham Lower Lias clay formation. This clay is essentially impervious to the passage of water and therefore there are continuing concerns over flooding on this and other sites adjacent to it. The Parish Council strongly recommends that the information relating to the soil investigations are examined in detail to ensure that any developer's proposals are realistic. The Parish Council has concerns that after heavy rainfall the surface water relies upon flowing on the surface to the stream.

The Parish Council considers that they have given more than adequate provision for housing for the 20 year period (on other more suitable sites).

If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.?

Housing - particularly affordable to sustain the long term future of the community for the younger inhabitants.

If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?

Flood and wet alleviation - will not soak away due to impermeable clay. Sewerage. Access. Protection to brook in NE corner.

If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)?

Material sympathetic to the AONB. No higher than 2 storey dwellings. Allocation of adequate parking. Housing should be built to the highest ecological standard.

A Output from Community Engagement Site Assessment Work

W_9 - Goodigore Orchard
The site is a potential allocation subject to on- or off- site mitigation
What are the key reasons behind your final judgement? *Environmental quality and value - including wildlife, ridge and furrow features, bordered by water courses both sides. Wetland. Poor vehicular access. Pedestrian and cycle access would need to be addressed.*
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *Housing, sports facilities.*
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *Improved vehicular access.*
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)? *Hedgerows to protect brooks and enhance wildlife habitats.*

W_10 - Land off Campden Lane directly behind and due north of Hill Spring Cottage
The site is unsuitable for allocation
What are the key reasons behind your final judgement? *The Parish Council recommends that this site should not be considered as it is an AONB and there is extensive wildlife on this site encompassing the possibility of endangered species. The access would prove very awkward and possibly dangerous.*
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.? *Housing*

Output from Community Engagement Site Assessment Work A

W_10 - Land off Campden Lane directly behind and due north of Hill Spring Cottage
If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable? *Access*
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (e.g. heights, screening, materials etc.)? *Built in Cotswold stone.*

A.18 Site Assessment Toolkit

A Output from Community Engagement Site Assessment Work

SITE ASSESSMENT TOOLKIT

WHAT AND WHY?

A key stage for the Local Plan will be to select appropriate sites for the necessary development, mainly but not exclusively for housing. A study by Cotswold District Council – the Strategic Housing Land Availability Assessment (SHLAA) – forms a key stage in this. The potential development sites listed and assessed in the SHLAA do not come from the planners. A few do, but most are listed because they have been put forward by landowners, property agents, others such as the County Council and also local communities. Whilst the SHLAA is an important source of evidence to inform plan-making, it absolutely does not determine whether a site should be allocated for development. The SHLAA is not the end of the identification process; other sites can put forward at any time – and that includes you, the local community. *(There is a first stage form for this in your Settlement Information Pack.)* You may also wish to say why a site that has been excluded in the SHLAA should be reconsidered.

Each possible site needs to be assessed using what is mainly a nationally agreed set of criteria, if with some variations specific to Cotswold District. Information about those already assessed is valuable but it can very usefully be elaborated and made stronger if local people can add in some more detailed information. That is what this **Site Assessment Tookit** is for.

Possible sites may be large and obvious. They can also be small and that may be particularly true in the smaller parishes. In either case they can be ‘infill’, often backland behind a main street frontage. This can be good (it saves pushing to build beyond settlement edges) or bad (it loses some important ‘breathing space’ in the village/town). All sites need to be looked at, and considered using the same criteria to avoid challenge if a site is excluded later in the plan-making process. However, any site needs to be able to provide 5 or more houses to be included in the SHLAA.

Sites also do not have to be selected in full; it is possible to use the evidence of an assessment to show that only part of a site is appropriate. Taking this further, site assessments can be used to actually protect a site from development by producing evidence about its value to the local community. Finally, a site assessment can provide valuable guidance about the appropriate type, nature and form of development (or what might happen if the decision is to protect it). However, the end result will always need to be a site, or a selection of sites, in your parish or town that can deliver the required amount of development.

The toolkit is based on proven sustainable development appraisal methods and it is designed to add to and complement the technical work undertaken by the planners and other officers. What you and they produce will be key to providing an evidence base from which will help the process of making robust and defensible allocation choices.

The result of your work will be an assessment for each site in your parish or town. Once all of your site assessments are completed we would like you to consider, with your whole community, which site or sites would be most appropriate. We have provided you with a form in your information pack to help you to do this.

Now see over for a summary of the various tasks and forms ……

Output from Community Engagement Site Assessment Work A

HOW?

- For each site assessment, there are four forms to be completed – see below.
- All forms and guidance notes mentioned below follow overleaf.
- Some of the necessary baseline information and any maps etc. will be provided by Cotswold District Council (CDC).
- A completed set of forms included in this toolkit will be needed for each SHLAA site and for any further sites that you wish to put forward.
- For forms B and C we suggest trying to fill in some information before you go out, adding to, checking and perhaps changing this once actually looking at a site.
- Most questions should be fairly self-explanatory but there is an overall **Site Assessment Guidance Note** to help you if you wish.

FORM A: Baseline Information

- For existing SHLAA sites, the information will already be added into the top form on page 3 by CDC.
- You will need to check and add to the information in the 'Designations and Known Constraints' boxes and this is best completed before moving on to the other forms.
- (For new sites you wish to suggest, see the form in your Settlement Information Pack.)

FORM B: Connectionsand Access

- This form is about how and how well the site connects to various local facilities.
- Boxes are included for some common facilities; use as appropriate and add/change boxes if there are other relevant facilities to mention.
- The form is also about the nature and quality of access to the site.
- There is an interim summary in this section.

FORM C: Site Environment

- This form addresses a variety of aspects about the environment of the site itself and its surroundings.
- There is also an interim summary in this section.

For both Form B and Form C, please take plenty of photographs as you go out to complete the assessment. Wherever possible, mark on a site plan where each photo was taken from and the direction in which it was taken. Please also number and/or label the photos once you have downloaded them onto your computer.

FORM D:Overall Assessment Summary

- This is where all results come together towards an overall assessment but this is still only an assessment, any decision to allocate a site will be made later.

A Output from Community Engagement Site Assessment Work

FORM A: BASELINE INFORMATION

Settlement Name		Site Ref	
Site Name / Address			
Gross area (Hectares)			
SHLAA Capacity Assessment			
Current/recent uses			
Availability			
Site Planning History			

DESIGNATIONS & KNOWN CONSTRAINTS	
Area of Outstanding Natural Beauty (AONB) / Special Landscape Area (SLA)	
Site of Special Scientific Interest (SSSI) / Key Wildlife Site (KWS) / Local Nature Reserve (LNR) / Special Area of Conservation (SAC)	
Conservation Area	
Listed Buildings	
Scheduled Ancient Monument (SAM) / Historic Battleground / Regionally Important Geological Site	

Public Rights of Way	
Flood Risk	
Tree Preservation Orders (TPOs) / Ancient Woodland	
Gas Pipeline with Buffer / Explosive Safeguarding Buffer / Pylons / Other Services or Wires or Cables (if known)	
Filled Quarry or Landfill / Water Treatment Facilities Buffer Zone / Mining / Other contamination	
Registered Parks & Gardens / National Trust Asset	
Agricultural Best & Most Versatile Land Quality	

Output from Community Engagement Site Assessment Work A

Other Known / Recorded Constraints Comments	

A Output from Community Engagement Site Assessment Work

FORM B: ASSESSING SITE CONNECTIONS AND ACCESS

A.29 Site: …….. Surveyors(s): …… Date: ……

- *Look through all the questions before starting.*
- *Leave any questions that do not seem to apply.*
- *Take a form, clipboard, map, camera and a pen or two with you when you go out.*
- *Take any photos you think are useful (often more useful than some words) and add any photo names/numbers in the right hand boxes once you get back to 'base'.*

1. WALKING TO LOCAL FACILITIES

Facility	*Distance (metres)*	*Route Quality*	*Observations and comments on safety and quality of route Site Visit Notes/Record of Photos*
Shop		Good Fair Poor	
School		Good Fair Poor	
Open Space		Good Fair Poor	*(This is about publicly accessible spaces)*
Bus Stop		Good Fair Poor	
Any other facility		Good Fair	*Other facility name:*

Output from Community Engagement Site Assessment Work A

		Poor	

2. SITE ACCESS(ES)

General quality of access	Tick one
Good: Easy access into the site and good roads approaching it.	
Fair: Poor access into the site but good approach roads, or poor access into the site and good approach roads.	
Poor: Poor access onto the site and poor roads approaching it.	
Number of Accesses. Type: comment on vehicle/pedestrian/cyclist access *Observations / Comments / Site Visit Notes / Record of Photos* *Key Issues and Possible Mitigation (if Fair or Poor)*	

3. CONNECTIONS SUMMARY: Overall, how well connected is the site?

Note key points in the site's favour in terms of connections.
Note the key points in terms of connections that would have to be addressed (mitigation) to make it a suitable site:

A Output from Community Engagement Site Assessment Work

FORM C: ASSESSING THE SITE ENVIRONMENT

A.30 Site: …….. Surveyors(s): …… Date: ……

- *Look through all the questions before starting.*
- *For almost all the questions on Site Characteristics just ring a word (or two) in each box that best fits what you know/see and, as necessary, add some notes about quality, condition etc. in the space below.*
- *The final Summary questions include their own instructions.*
- *Leave any questions that do not seem to apply.*
- *Take a form, clipboard, map, camera and a pen or two with you when you go out.*
- *Take any photos you think are useful (often more useful than some words) and add any photo names/numbers in the right hand boxes once you get back to 'base'.*

1. SITE CHARACTERISTICS

Landform: *Flat* *Gently Undulating* *Strongly Undulating* *Steep Valley* *Valley Floor* *Plateau*
Observations/Notes/Record of Photos
Views In: *Wide* *Channelled* *Long* *Short* *Glimpsed*
Quality and Value of View/Record of Photos

Output from Community Engagement Site Assessment Work A

Views Out: *Wide* *Channelled* *Long* *Short* *Glimpsed*
Quality and Value of View/Record of Photos
Natural Features on and Around the Site (Age/Condition/Value): *Boundary Hedgerow* *Trees* *Freestanding Shrubs* *Grass*
Numbers, Quality and Value *Observations/Notes/Record of Photos*
Ecology: (Known/Observed): *Birds* *Signs of Mammals* *Wildlife Corridors* *Water Habitat*
Comments/Notes, Quality and Value *Observations/Notes/Record of Photos*

A Output from Community Engagement Site Assessment Work

Built Form On and Around the Site: Walls On-site freestanding buildings/structures Neighbouring buildings/structures in view Neighbouring use Potential Conflicts
Comments/Notes, Observations/Notes/Record of Photos

2. ENVIRONMENT SUMMARY

Environment Quality and Value: Does the recorded information above suggest that the site is of high quality and value, or is it medium or low?	Tick one	
High		

Output from Community Engagement Site Assessment Work A

Medium		
Low		
Note key points in the site's favour in terms of environment.		
Note the key points in terms of environment that would have to be addressed (mitigation) to make it a suitable site.		

A Output from Community Engagement Site Assessment Work

FORM D: OVERALL ASSESSMENT SUMMARY

Site name/number:	Tick one
The site is suitable for allocation The site is well located and has lower environmental sensitivity* to change. *(* See the guidance overleaf for an explanation of 'sensitivity to change'.)*	
This is a potential allocation subject to on- or off-site mitigation The site is either well located but with higher environmental sensitivity to change or poorly located but with lower environmental sensitivity to change.	
The site is unsuitable for allocation The site is poorly connected and has higher environmental sensitivity to change.	
What are the key reasons behind your final judgement?	
If the site was judged to be potentially suitable, what type of development might be possible or appropriate – housing, employment, facilities etc.?	

Output from Community Engagement Site Assessment Work A

If the site was judged to be potentially suitable, what mitigation might be needed to make it properly suitable?	
If the site was judged to be suitable or potentially suitable, what principles or conditions might be applied (eg. heights, screening, materials etc.)? (Add comments on the site plan if this helps, eg. to show a key view.)	

A.31 **Signed …….. Date .....**

A.32 **Telephone …… Email ……**

A Output from Community Engagement Site Assessment Work

GUIDANCE NOTES

- *These notes refer solely to Forms B, C and D.*
- *Forms A, B and C are needed when completing Form D.*

FORM B: ASSESSING SITE CONNECTIONS

Background

- This section assesses how well connected a site is to local facilities for pedestrians and cyclists. It also considers the quality of pedestrian and vehicle access.
- Minimising the need to drive and locating development where it is attractive to walk or cycle to local facilities and green space is central to achieving "sustainable development".
- But driving is often essential, especially in rural communities. The ability of a site, and the roads connecting it, to accommodate vehicle access and movement without harming pedestrian safety and environmental quality is an important factor in site assessment.

Instructions

A.33 Initial Desktop Tasks Before Going Out

1. Using your knowledge, have a first stab at answering questions on Form B.
2. On an overall village map, record the site boundary, village facilities and the routes from the site to each facility.
3. Highlight known route safety and (in)convenience issues.
4. Mark the known access points into the site on the site plan and be sure to cover vehicle, pedestrian and cyclist access.

A.34 On-site Tasks

A.35 Take some sort of clipboard and pen and camera with you. Then:

1. Review and validate Connections desktop evidence.
2. Add/correct evidence on map and form.
3. Agree comments with the group before filling in the form.
4. Take plenty photographs.

A.36 Some Prompts

A.37 1. Walking to Services

A.38 For assessing walking **distance** consider:

- 5 minutes walk is about 500m. This walking distance is likely to be viable for most people.
- 10 minutes walk is about 1 km. (0.7 mile). This is a reasonable distance for about 50% of people.

A.39 For assessing the **quality** of any route consider:

Output from Community Engagement Site Assessment Work A

- Convenience, eg. directness, topography.
- Safety, eg. road crossings, pavements, lighting.
- Accessibility, eg. quality of surfaces, steps.
- Attractiveness, eg. tranquillity, views and nature.

A.40 *NB. We have shown only typical main facilities. If you have other local facilities, print and complete another form.*

A.41 **2. Access into the Site**

A.42 For the **quality of access into the site**, consider:

- How many accesses are there?
- What are they suited to; pedestrians and/or vehicles?
- Is there direct access to the highway or is it across other land (a ransom strip)?
- Is there sufficient width and visibility?
- Will work necessary to make an access harm the quality of the environment?

A.43 For the **quality and capacity of any connecting roads**, **consider**:

- Are there any existing congestion or safety problems?
- Might there be problems if development took place?
- What improvements may be required to resolve problems?

A.44 **3. Connections Summary**

- Try to highlight just the **key** points in the site's **favour**.
- Try to suggest just the **key** actions required to overcome any constraints to make it a suitable site.

FORM C: ASSESSING THE SITE ENVIRONMENT

Background

- This section records site features and assesses their importance to the village and its landscape setting.
- It broadly follows a 'landscape and visual assessment' method of appraisal; this will help surveys to be more robust and coordinated with work undertaken by CDC.
- Views to and from the site, its natural and built features and its ecology may contribute to its importance in terms of character or local green infrastructure.
- This will influence how sensitive the site is and how tolerant it is to accommodating development.

Instructions

A.45 **Desktop Tasks <u>Before</u> Going to the Site**

1. Have a first stab at questions on Form C.

A Output from Community Engagement Site Assessment Work

2. Put a ring round the most suitable descriptions provided in boxes.
3. Add comments and information.
4. Record known views, natural and built features on the site plan.

A.46 On-site Tasks

A.47 Take some sort of clipboard and pen and camera with you. Then:

1. Review and validate environmental desktop evidence.
2. Add/correct evidence on map and form.
3. Agree comments with the group before filling in the form.
4. Take plenty of photographs.
5. In the summary, tick one of the boxes. Notes can be added to explain the tick.

A.48 Some Prompts -

A.49 Site Characteristics

- Part 1 is about recording and placing a value on the features on and around the site.
- To ensure a thorough task, questions assess a list of natural and built features in turn. However, use the summary to assess the overall quality of the environment.
- Features visible around the site may be important to its character or future use. Record these as well as those on the site and its boundary.

FORM D: OVERALL ASSESSMENT SUMMARY

- This is where you bring together all completed forms.

Background

- The assessment is about whether the site is a potential option for some form of development.
- It is only 'potential' at this stage because all sites and all factors need to be considered before any final decision.
- Make your assessment in light of the designations and known constraints, the quality of connections and access, and the sensitivity of the environment.

Instructions

- Bring together **Forms A, B and C** to make this overall assessment.
- Convene the group to agree the overall summary.
- Tick one of the main choices at the top right and add notes in the boxes that follow.
- Sign and date the survey and provide contact information.
- The Practicalities note explains how to assemble and send in completed forms.

Output from Community Engagement Site Assessment Work A

Explanation of 'Sensitivity to Change'

- 'Sensitivity to change' refers to the extent to which any development (change) on a site might have a negative effect on environmental quality.
- '**Low**' is when a site could (in general) accommodate development without significant negative impacts, '**Medium**' when some negative impacts might result but could be mitigated, and '**High**' when a site and its setting might be damaged by any form of development.

A Output from Community Engagement Site Assessment Work

SITE ASSESSMENT TOOLKIT: SUPPLEMENT

A.50 *Further issues were identified at the workshop. Communities should use the form as below.*

FORM B: ASSESSING SITE CONNECTIONS AND ACCESS

A.51 1: WALKING TO LOCAL FACILITIES

Facility	*Distance (metres)*	*Route* *Quality*	*Observations and comments on safety and quality of route. Site Visit Notes/Record of Photos*
Places of Employment*		Good Fair Poor	

A.52 ** If there are several places of employment, please expand the box as necessary, each time making clear which location you are referring to.*

FORM C: ASSESSING THE SITE ENVIRONMENT

A.53 1. SITE CHARACTERISTICS

Flooding: *Additional local information (locations, severity, frequency, known causes etc.) beyond the formal information in the Baseline Information*
Observations/Notes/Any Photos

Output from Community Engagement Site Assessment Work A

Drainage/Sewage: *Local information on capacities, problems etc.*
Observations/Notes/Any Photos

B Local Plan Strategic Objectives

Appendix B Local Plan Strategic Objectives

B.1 The Strategic Objectives of the emerging Local Plan were set out in the Preferred Development Strategy (PDS) May 2013 and consulted upon. The Objectives were revised in light of the representations received and have been used to inform site selection (refer to Appendix C).

B.2 The Strategic Objectives (August 2014 version) used in the analysis of evidence in Appendix C are set out below:

Local Plan Strategic Objectives B

Box 1

Local Plan Strategic Objectives (August 2014 version)

Strategic Objective A - Communities

To enable and encourage young people and families to stay in Cotswold market towns and villages that have adapted to cater for the needs of all age groups, including those of elderly people. To enhance the quality of life in rural and urban areas, with balanced inclusive communities.

To be achieved by:

- Improving access to jobs and services, including healthcare, further education and skills development, and promoting economic growth and diversification.
- Tackling problems of deprivation and social exclusion.
- Reducing crime by planning and building environments which aim to remove opportunities for potential offenders.
- Improving the recreational offer where needs are demonstrated, as well as supporting and enhancing the cultural offer.
- Facilitating the development of sufficient housing in sustainable rural areas by widening the supply, choice, and affordability of new housing, responsive to local needs;

Objective B - Address environmental sustainability

To adapt to a changing climate by reducing the causes and adverse impacts of climate change. To maximise the prudent use of natural resources; minimise waste; and increase recycling; thereby protecting the environment for future generations.

To be achieved by:

- Enabling development in the most sustainable locations that incorporates sustainable transport options, have good accessibility to work, services and facilities, and are not liable to flooding.
- Promoting the use of appropriate and renewable or low carbon energy solutions
- Designing new developments (including extensions and alterations) to minimise the use of natural resources, including water and energy.
- Designing new developments to ensure that they are capable of meeting the impacts of climate change, such as flooding, storm events, hotter weather etc.

B Local Plan Strategic Objectives

- Promoting the use of sustainable building materials including recycled building materials and maximising the use of brownfield sites.

- Increasing renewable energy generation and recycling rates.

- Reducing the percentage of development in areas at risk of flooding.

- Ensuring that due regard is paid to the Gloucestershire Waste Minimisation in Development Projects SPD where applicable.

Objective C - Economy, employment and retail

To support and strengthen the resilience of the local economy and encourage sustainable economic growth, including tourism, that is appropriate to the District's considerable heritage and environmental assets. To improve the vitality and viability of the District's market towns and villages, and ensure that the District is a place where a variety of businesses can flourish with access to a skilled work force.

To be achieved by:

- Allocating new employment land in Cirencester, Tetbury, Bourton-on-the-Water and Moreton-in-Marsh; guiding employment development towards existing employment land in other settlements; and allowing appropriately scaled development elsewhere in line with policy, to meet localised demand, such as rural workspace, thus creating opportunities for businesses and residents.

- Enhancing town centre environments to create a pleasant shopping experience.

- Maintaining the vitality and viability of town and service centres through a diverse and distinctive retail offer appropriate to the size, character and function of each centre and through the enhancement of access and the accessibility of the centres by a range of transport modes.

- Encouraging sustainable tourism and its positive contribution to the area's economy.

- Supporting the provision of traditional agriculture across the District, whilst enabling diversification where necessary.

- Supporting and facilitating home working by taking a flexible approach towards the change of use of buildings to employment and training or mixed uses, including through the drafting and application of development management policies.

- Maintaining the quality of the Cotswolds AONB and enhancing green infrastructure.

Local Plan Strategic Objectives B

Objective D - Housing

To provide housing that meets local needs for market and affordable units; supports sustainable settlements; and enables families, young and older people to remain in their local area. To provide an adequate supply of quality housing, of appropriate types and tenures, to meet full, objectively assessed needs, taking account of migration and demographic change.

To be achieved by:

- Allocating housing development to meet local needs; including open market, affordable and gypsy and traveller provision.
- Focussing new housing development at sustainable locations, with emphasis on settlements that have good access to existing facilities and services.
- Providing housing in sustainable locations.
- Securing affordable housing across the District to meet local needs.
- Encouraging innovation to meet the needs of communities, e.g. adaptable lifetime homes; independent smaller units for older and younger people; live/work space.

Objective E - Travel, transport and access

To facilitate and encourage increased walking, cycling and the use of public transport, including rail, to reduce dependence on private cars, and improve accessibility to local facilities and employment.

To be achieved by:

- Ensuring new developments make provision for sustainable travel options and make the necessary financial contributions to support these.
- Seeking to retain appropriate levels of services in rural communities, and encouraging local service hubs for community use.
- Supporting and facilitating the maintenance and enhancement of sustainable transport links to higher order employment, service, shopping and entertainment centres within and outside the District.
- Providing housing, employment and mixed-use developments in sustainable locations across the District to reduce commuting and improve access to services and facilities.
- Ensuring communities can enjoy a local network of accessible green infrastructure and water spaces.

B Local Plan Strategic Objectives

Objective F - Built environment, local distinctiveness, character and special qualities

To encourage high quality design that respects the local distinctiveness and character of the area, while meeting the needs of local communities within a safe environment. To conserve, manage and enhance the area's high quality built and historic environment, including above and below ground archaeology.

To be achieved by:

- Working with partners to conserve, protect, manage and enhance built heritage assets.
- Managing development to ensure that locally distinctive character is maintained.
- Enhancing the built environment, to ensure that the District's market towns and villages remain attractive to residents and visitors.
- Encouraging high quality modern design that complements the existing character of the area.

Objective G - Natural Resources (including biodiversity, geodiversity, landscape, water and flooding)

To conserve, manage and enhance the area's high quality natural environment, including the Cotswolds AONB, waterways and sites designated for their biodiversity value (SSSIs, SACs).

To be achieved by:

- Ensuring that new developments are located in appropriate locations where they will not impact on biodiversity, landscape quality, ecosystems services (including areas that provide flood storage).
- Protecting Special Areas for Conservation ; Key Wildlife Sites; and Regionally Important Geological Sites.
- Protecting sites designated for their biodiversity value.
- Protecting ancient woodland and ancient trees.
- Designing new developments (including alterations and extensions) to complement and enhance the landscape, including the AONB, Special Landscape Areas, Conservation Areas and the setting of such assets.
- Allocating new developments so that flood risk is minimised for the development, as well as not exacerbating risk for surrounding areas.
- Working with partners to plan for green infrastructure to enhance access to green (and water) spaces for leisure and recreation.

Local Plan Strategic Objectives B

- Improving air, soil and water quality.

Objective H - Infrastructure

To maintain and create sustainable communities that are supported by the infrastructure necessary to sustain a viable, attractive, high quality living environment.

To be achieved by:

- Maximising the use of existing social and physical infrastructure.
- Ensuring that new infrastructure is in place for new developments where and when it is needed.
- Supporting and enabling the provision of high speed broadband across the District.
- Ensuring opportunities are utilised to enhance green infrastructure, including green and water corridors.

The effective delivery of the Gloucestershire and Herefordshire joint broadband project to rural areas across the two counties.

Objective I - Cirencester

To reinforce Cirencester's role as the District's main centre for services, facilities and employment.

To be achieved by:

- Allocating sufficient land to meet a substantial proportion of the District's housing and employment needs.
- Improving the town centre's environment.
- Improving traffic management, increasing opportunities for sustainable modes of travel and access for all to Cirencester.
- Reviewing the parking provision within the town to meet Cirencester’s longer term needs .
- Protecting and enhancing the town's historic and natural environment.
- Creating and improving connections between the town centre and other neighbourhoods and significant new developments.
- Providing opportunities for businesses to flourish.

B Local Plan Strategic Objectives

Objective J - Cotswold Water Park

To become a distinctive, better accessed, rural environment in which to live and work, with a sense of community spirit, pride, well-being, vitality and prosperity.

To be achieved by:

- Becoming a premier site for nature conservation, by adopting a landscape scale approach to biodiversity, while protecting and enhancing important species, habitats and sites.
- Encouraging a range of water-based sports, leisure and recreation facilities that promote public access to, and enjoyment of, the Cotswold Water Park for local residents and visitors.
- Utilising the Cotswold Water Park Master Plan, endorsed by the Council in February 2012, and any subsequent updates.
- Improving accessibility to the Cotswold Water Park for cyclists and walkers, particularly from Cirencester.

Appendix C Settlement Evidence Analysis

C.1 This Appendix demonstrates how evidence has been taken into account, and how NPPF/G and the local plan strategic objectives have been applied, in order to inform site selection. The Settlement Tables below provide an interpretation and analysis of the evidence gathered for potential development sites in relation to a number of the site selection criteria (set out in Chapter 3 'Table 2' Key to Site Selection Criteria').

C.2 The following evidence has been considered in the analysis of potential development sites against the selection criteria:

- 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 in 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) (CLG, March 2012);
- National Planning Practice Guidance (NPPG) (CLG, 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, July 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);
- Study of Land Surrounding Key Settlements in Cotswold District: Draft Update and Final Update (White Consultants, May 2014 and November 2014).

C.3 For each site and criteria, a conclusion has been reached which provides a Red-Amber-Green rating. This has been directly transferred into the summary RAG charts for each settlement presented in Chapter 4, and will be used to inform the officer evaluation stage of the site selection process (Phase 3 of the Methodology).

C Settlement Evidence Analysis

C.1 Andoversford

C.4 Sites assessed:

- A_2
- A_3A

ANDOVERSFORD - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
1) How Local Plan Objective A 'Communities' can be met	The SHLAA identifies two sites that have potential to collectively deliver 40 dwellings in Andoversford. A large proportion of the new dwellings would be affordable homes with a mix of housing types and tenures, which would help to create a balanced and inclusive village community. In addition, development of these two sites would address local supply, choice and affordability issues, which would also help young people and families to stay in the village. Although no suitable new employment sites have been identified in the SELAA, the Role and Function Study identifies that the village has 1200 jobs, 4% of the district total, which is significantly above the district average ratio of people to jobs. Both sites are located within equally close distance to Andoversford Industrial Estate and their development would improve local opportunities to live close to and access peoples' work place. Contributions would be sought as part of any new residential development towards the identified 'infrastructure needs', which amongst other things includes schools, libraries and improving broadband facilities. In addition, the community's 'service centre' role was identified as being under threat in the Role and Function Study. Additional housing would increase the critical mass of the village, making services and facilities such as shops and schools more viable. Consequently, development of either site would improve access to these services. The planning application process will ensure that all developments tackle the issue of deprivation and social exclusion, plan to reduce crime and improve the recreational and cultural offer. In summary, development of both deliverable residential sites in Andoversford would help to meet the Council's 'Communities' Strategic Objective. Both sites should therefore be graded as 'Green' as they would contribute to delivering sustainable communities.
1) How Local Plan Strategic Objective B 'Addressing	The Strategic Flood Risk Assessment (Level 2) shows neither of the two deliverable residential sites to be within the Environment Agency's Climate Change Flood Zones 3a or 3b. Consequently, both sites have low flood risk,

Settlement Evidence Analysis C

ANDOVERSFORD - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
Environmental Sustainability' can be met	even in the event of climate change. The community's concern regarding poor surface water drainage is noted as a potential constraint within the SHLAA. However, planning policies ensure that new housing would not be at risk of flooding and that flood risk would not be exacerbated in the surrounding areas as a consequence of development. In addition, no other constraints have been identified with either site in the Sequential Test report. The Role and Function Study identifies Andoversford as being a 'local centre' with a range of small shops of a local nature serving a small catchment. The close proximity of the two proposed sites in relation to the village's existing services and facilities means that both sites will have good accessibility to these facilities, which is environmentally sustainable. Although out-commuting is an issue within the village, there are an extremely high number of local jobs in Andoversford. Development of both residential sites would give people the opportunity to live closer to where they work and reduce the need for out-commuting, reduce car journeys and the reliance on cars. Although the NPPF makes clear that new development should be directed primarily towards brownfield sites, Andoversford has a shortage of deliverable brownfield land and less sustainable, greenfield sites would be needed if Andoversford's housing requirement is to be met. Therefore, development on brownfield land is not an option, so neither site is less preferable in this regard. The planning application process will ensure that all developments will minimise their dependence on natural resources and waste, whilst maximising the use of sustainable building materials, recycling, and low carbon and renewable energy solutions. Planning policies will also ensure new developments are designed to cope with climate change, including storm events and extreme weather. Furthermore, the planning application process will ensure that regard is paid to the Gloucestershire Waste Minimisation in Development Projects SPD. Financial contributions could also be sourced at the planning application stage towards improving local sustainable transport options. In summary, there are no deliverable brownfield sites in Andoversford and greenfield land would be needed to meet the housing target. Both sites' development would meet all other criteria in Strategic Objective B and they should both be graded as 'Green'.

C Settlement Evidence Analysis

ANDOVERSFORD - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
1) How Local Plan Strategic Objective C 'Economy, Employment and Retail' can be met	Development of either deliverable residential site would increase the patronage of the village's shops, services and facilities, helping to improve their viability and retain them within the village. This is particularly important as Andoversford plays a key function as a local service centre in an otherwise poorly served area of the district. Development of the two residential sites would not result in the loss of any employment land within the village. Indeed, the Role and Function Study identifies that the village's ageing population as a potential issue in the future local economy. Building new houses that are affordable to a range of ages will diversify the makeup of the population, which will serve to strengthen the economy. The planning application process is flexible towards changes of use to employment, training and mixed use facilities. This corresponds with the Preferred Development Strategy for Andoversford, which seeks to enhance the village's role as a local service centre and employment centre. Opportunities for home working will also be incorporated into the design of any new development. Contributions could also be secured from the development of either site towards enhancing the village centre environment and improving accessibility through a range of transport modes, which would bring economic benefits. This includes potential improvements to bus services to and from Cheltenham and Charlton Kings to facilitate commuting during normal working hours. Both sites are located within the AONB and the White Report (2014) finds that development of A_3A would have a 'high-medium' impact on the AONB as development would enclose views and would develop the attractive valley floor. A_2 was found to have a medium impact on the AONB, although the White Report does comment that there is an opportunity to provide a more positive edge to the settlement through the development of this site. Maintaining the AONB is integral to encouraging sustainable tourism to the area. Both sites are currently used as pasture land, which is Grade 3 in quality. A detailed survey is required to confirm the land quality. The development of either site could therefore potentially be detrimental to the provision of traditional agriculture across the district. In summary, development of both residential sites would bring an increased use to the village's services and amenities and would contribute positively to their viability. However, A_3A would have a 'high-medium' impact on the AONB,

Settlement Evidence Analysis C

ANDOVERSFORD - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	which would impact on the ability of the area to attract sustainable tourism. Conversely, there is an opportunity to make a more positive edge to Andoversford through the development of A_2, which could enhance the AONB and the village's ability to attract sustainable tourism. However, both sites are on productive agricultural land and their development may be detrimental to the provision of traditional agriculture across the district. A_3A should therefore be graded as 'Red' and A_2 should be graded as 'Amber'.
1) How Local Plan Strategic Objective D 'Housing' can be met	The SHLAA identifies two sites for residential development, which would collectively deliver 40 dwellings. A proportion of the new houses would be affordable homes with a mix of housing types and tenures. This would help to create a balanced and inclusive community within the village. In addition, the development of both sites would directly address local supply, choice and affordability issues, which would help young people, families and older people to remain in the village. The Role and Function Study identifies Andoversford as being a 'local centre' with a range of small shops of a local nature. As discussed in more detail under Objective E, the village is a sustainable location for new housing. In this respect, both sites are within a five minute walking distance of most of the village's services and facilities and main employment area, which gives them good accessibility and reduces the need for car journeys. Neither site has been submitted for the purpose of providing land for gypsy and traveller accommodation. However, their development would not prevent the achievement of the district-wide target of providing suitable land in appropriate locations to provide sufficient pitches for gypsy and traveller accommodation and meeting the needs established through the Gypsy and Traveller Accommodation Assessment. The planning application process will ensure that innovative design is encouraged to meet the needs of communities. This will include maximising opportunities for adaptable lifetime homes, independent smaller units for older and younger people, as well as live-work units. The Preferred Development Strategy sets a provisional target of 130 new dwellings in Andoversford for the period April 2011 to April 2031. Since April 2011, a net gain of 67 dwellings have either been built or currently have planning permission. The SHLAA (2014) identifies 2 further potential sites that do not have planning permission, which have a combined capacity of 40 dwellings.

C Settlement Evidence Analysis

ANDOVERSFORD - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The overall total number of dwellings that have been completed, have planning permission or have been identified in the SHLAA is 23 dwellings below the Preferred Development Strategy requirement. By not meeting this target, there is an issue of the local objectively assessed need for housing not being met. Consequently, each potential housing site would be required to meet the 'Housing' Strategic Objective. In summary, both sites would make a positive contribution to meeting the district's objectively assessed housing need. Development of either site would help meet the 'housing' strategic objective and both sites should be graded as 'Green'.
1) How Local Plan Strategic Objective E 'Travel, Transport and Access' can be met 2) Accessibility to facilities, services, employment, education; Walking, cycling, car	Andoversford is ranked the 11th in the District in the Role and Function Study's community facilities matrix for the level of service and amenity provision. Indeed, the village has 12 of the 18 services and facilities that each settlement was measured against. Both deliverable residential sites are immediately adjacent to a school, community centre and play area. The village is small and compact and the majority of the remaining services and amenities are within a reasonable walking distance of the sites. The community's perception of access to services and facilities, gathered from the community engagement feedback, is relatively poor. Despite this, the development of either site would increase the patronage of services and facilities, helping to retain them within the community in future. Bus stops are located at several locations along Station Road and Gloucester Street and close to both proposed sites. However, the Assessment of Public Transport in the Role and Function Study (2012) found the village to only have 'Adequate' public transport provision with a limited bus service. Bus services to neighbouring towns and villages run at infrequent times. The high percentage of the village population commuting to Cheltenham, Gloucester and Tewkesbury cannot make their journey using public transport. Both sites are equally affected by this problem. The Preferred Development Strategy aims to improve the level of public transport provision to facilitate commuting. There there may be an opportunity to assist this process through contributions gained through the development of both sites, as well as walking and cycling improvements. In addition, development of either site would increase the patronage of village services and facilities, which would improve their viability and help to retain them in future.

Settlement Evidence Analysis C

ANDOVERSFORD - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	Employment provision within the village is mainly provided at Andoversford Industrial Estate, which is within a five minute walking distance from both sites. Development of either site is likely to bring a more diverse, economically active population. To this extent, it could be argued that this will increase the occurrence of out-commuting. However, there will also be opportunities for employees of Andoversford Industrial Estate to live close to their place of work, which would reduce commuter journeys. Andoversford lies on a relatively gentle hill, which is ideal for walking and cycling within the village. However, travelling further afield by bicycle is difficult and it is noted that there is no street lighting within the village, so walking at night may be an issue. In terms of access to open space, sport and recreational facilities, the Open Space, Sport and Recreation Study identifies that each site is within the catchment area of allotments, a park, provision young people and outdoor sports facilities. However, the sites do not have access to amenity green space, provision for children and they only have limited access to natural open space. In summary, both residential sites have good accessibility to shops, services and facilities, which would be more viable as a consequence of development. The village is served only adequately by bus services, but both sites are close to the bus stops. Both sites face a similar issue regarding access to employment. Although any new development would undoubtedly bring additional out-commuting, which is currently reliant on cars, development of either site would provide the opportunity for people to live and work in the same place. Consequently, both sites should graded as 'Green'.
1) How Local Plan Strategic Objective F 'Built Environment, Local Distinctiveness, Character and Special Qualities' can be met 2) How the issue of conserving the historic environment can be addressed at a settlement level	Andoversford has very few listed buildings and no designated Conservation Area. The SHLAA (2014) established that neither site is located within or adjacent to a Historic Park or Garden, National Trust / English Heritage asset, Scheduled Ancient Monument or Historic Battleground. In addition, neither site contains or is within the setting of a listed building. Consequently, development of either deliverable residential site would not jeopardise the village's built heritage. However, the village is located in a sensitive valley within the AONB. To help protect, manage and enhance the village's distinctive qualities, a landscape study has been undertaken by White Consultants. This found that A_2 had 'medium' landscape impact as it is on a valley side in open countryside,

C Settlement Evidence Analysis

ANDOVERSFORD - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	although it is enclosed by boundaries, topography, hedges and trees. However, an opportunity is identified to provide a more positive edge to existing development. Although the assessment does not preclude development of A_3A, it does comment that the site is more sensitive with a 'High-Medium' landscape impact. This is due to its location in open countryside and along the valley floor. The site is very important to the setting of the village and its development would lose northerly views out of the school. The site also has ridge and furrow. Following advice from the Council's Heritage and Design team, the capacity of both sites was reduced to a low density that matches the existing development pattern and is more appropriate to an edge of village location within the AONB. The Historic Environment Topic Paper (CDC Draft, 2014) sets out the NPPF requirements that should be used to conserve and enhance built heritage. The SHLAA (2014) comments are in line with the Historic Environment Topic Paper, setting out that a reasonable amount of new development would help to mitigate the impact of existing development. A new high quality development could improve the village's setting within the AONB and also generate wider social, cultural, economic and environmental benefits, which corresponds with the NPPF. In summary, development of A_3A would be more sensitive to the character and special qualities of Andoversford than A_2 due to the loss of views and the visibility of development within the wider AONB. However, there is an opportunity to provide a better edge to the village through high quality modern design that complements and improves the existing character of the area, which could make the village more attractive to visitors and residents. Consequently, A_2 should be graded as 'Amber' and A_3A should be graded as 'Red'.
1) How Local Plan Strategic Objective G 'Natural Resources' can be met	The Habitats Regulations Assessment Screening Report (2013) finds that development of either site may have an affect on a European designated conservation site. The nearest sites are Dixton Wood SAC to the north and Cotswold Beechwoods SAC to the west, both of which are at least 12km away. There would be no direct physical effects or non-physical disturbance

Settlement Evidence Analysis C

ANDOVERSFORD - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
2) How natural environment issues can be addressed at a settlement level	associated with construction. However, there may be effects associated with air pollution, interruption to hydrological regimes and increased recreation pressure could be experienced. More testing is required to calculate the level of threat, but both sites pose an equal risk to the European designated conservation areas. Part of the Natural Resources Strategic Objective involves '*conserving, managing and enhancing the area's high quality natural environment, including the Cotswold AONB*'. As discussed under Objective F, careful design would also be needed for both A_2 and A_3A due to their respective medium and medium-high landscape impact. The SHLAA (2014) established that neither site is located within or adjacent to a Site of Special Scientific Interest, Key Wildlife Site, National Nature Reserve, Local Nature Reserve, Ancient Woodland, wooded area or Regionally Important Geological Site. Both sites are greenfield and the SHLAA does identify that there may be a biodiversity constraint of A_3A due to its close proximity with a former railway embankment and a stream. The Heritage and Design Team have indicated that a full ecological assessment would be required as part of a planning application on either site. The White Consultants landscape assessment of both sites identifies that there are many trees and hedges that should be retained if development of either site were to occur. Planning policies will ensure that development of both residential sites would complement and enhance the landscape. In addition, planning policies will also seek to improve local air, soil and water quality. The Strategic Flood Risk Assessment (Level 2) show neither of the deliverable residential sites to be the Environment Agency's Climate Change Flood Zone 3a or 3b. Consequently, these sites have low flood risk, even in the event of climate change. Furthermore, planning policies will ensure that flood risk is not exacerbated in the surrounding areas as a consequence of any of the potential sites' development. In summary, further investigations would be required to establish if A_3A does have biodiversity issues. Both sites have natural features such as hedges and mature trees that could be retained within a development. Further investigations will be needed to establish if either site impacts on a site designated for conservation with European protection. Consequently, A_2 should be graded as 'Amber' and A_3A should be graded as 'Red'.

C Settlement Evidence Analysis

ANDOVERSFORD - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
1) How Local Plan Strategic Objective H 'Infrastructure' can be met	The Infrastructure Delivery Plan - Interim Version (May 2013) (IDP) sets out the infrastructure requirements for Andoversford (also see Appendix D for further details). Contributions would be sought as part of any residential development towards the IDP's identified 'infrastructure needs'. The contribution would be set at a level that is proportionate to the scale of the development. In the feedback from the site allocations community engagement (see Appendix A for further details), the community provided comments relating to infrastructure requirements, notably regarding education, flooding, water absorption, waste water capacity, the presence of natural springs, and the impact of development on traffic levels on Gloucester Road. The IDP sets out that S106 or CIL contributions can be made to address capacity issues within the waste water treatment facility and local school. Furthermore, the Strategic Flood Risk Assessment (Level 2) shows neither of the deliverable residential sites to be in the Environment Agency's Climate Change Flood Zone 3a or 3b. Consequently, these sites have low flood risk, even in the event of climate change. Furthermore, planning policies will ensure that flood risk is not exacerbated in the surrounding areas as a consequence of any of the potential site's development. Highway issues, such as the traffic on Gloucester Road, have already been highlighted in the IDP. This will enable S106 and CIL contributions to be secured at a detailed stage of the application, which will help deliver any traffic management measures to mitigate against the impact of the new houses. The IDP identifies a need for contributions to community centres, libraries, youth support services, education, the ambulance and police services, as well as to sports hall, swimming pool and for outdoor sports activities. The Open Space, Sport and Recreation Study identifies some social infrastructure requirements. There is a need for new pocket park, which would also address the issue of a lack of amenity green space. New allotment gardens are also required in the village and a consideration is recommended towards the provision of a mobile skate park to provide for young people. The report also identifies that pedestrian and cycle access to existing sport, recreation and open space facilities should be improved. In terms of physical infrastructure, no significant issues are identified in the IDP with either water supply or waste water removal. However, contribution towards a district wide flood risk management measures would be required.

Settlement Evidence Analysis C

ANDOVERSFORD - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	Contributions would also be sought for new waste facilities within Gloucestershire. The village is not connected to the mains gas supply, however this is not critical to the delivery of housing. In conclusion, taking all infrastructure issues into consideration, any shortfalls in infrastructure provision will be addressed through s106 and CIL contributions at the planning application stage. However, no infrastructure constraints have been identified that would favour or limit the development of either site. Consequently, both sites should be graded as 'Green'.
1) How the Development Strategy (including Settlement Strategy) can be delivered	The Local Plan Consultation Paper: Preferred Development Strategy (May 2013) sets a provisional delivery target of 130 new dwellings in Andoversford over the period from April 2011 to April 2031. Since April 2011, a net gain of 67 dwellings have either been built or currently have planning permission. Two deliverable SHLAA (2014) sites remain without planning permission, which have a combined estimated capacity of 40 dwellings. Although the Preferred Development Strategy target is only provisional, the total number of dwellings that have been completed, have planning permission or have been identified in the SHLAA is 23 dwellings below the proposed target. Both sites would be needed to deliver the Preferred Development Strategy target. In addition, to achieve the 130 dwelling target, either a further site would be required, the capacity of A_2 and A_3A would need to increase, or the Preferred Development Strategy target would need to be adjusted to the current level of deliverable provision in Andoversford. The SHLAA Viability Report (POS Enterprises, May 2014) sets 7 typologies that each SHLAA site falls within. Both A_2 and A_3A fall within Typology 1, which was found to be viable. In addition, this typology remained viable when different scenarios for worsening economic conditions were tested. The SELAA (2014) found that there are no deliverable employment sites in Andoversford, although the Preferred Development Strategy sets out that the existing employment centre and Andoversford Employment Estate will be safeguarded for continued employment use. The development of either site would not prevent this from occurring. In summary, both residential sites should be graded as 'Green' as they are both viable and would be needed to deliver the district's housing requirement.

C Settlement Evidence Analysis

ANDOVERSFORD - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
1) How traffic and highways issues can be addressed at a settlement level	The Site Allocations community engagement feedback identifies a concern regarding increased traffic on Gloucester Road as a result of development of A_2 and A_3A. The SHLAA (2014) also notes that there may be an access constraint. Access from Gloucester Road to the west would be an intrusion into open countryside and would cause unacceptable harm to the AONB. However, access from Station Road may harm biodiversity associated with the River Coln and the railway embankment. Notwithstanding this, paragraph 32 of the NPPF sets out that "*Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe*". Whilst traffic on Gloucester Street is recognised as a locally important issue, the level of severity is unlikely to constrain the delivery of either A_2 or A_3A to the point of having grounds to refuse a planning application. It is unclear as yet whether the access issue is so severe that it could not be overcome through design and mitigation measures. However, this issue has been raised as a serious constraint by the Council's Heritage & Design team in relation to any new access causing harm to the landscape. CDC have commissioned a transport assessment that will inform the emerging Local Plan to fully identify any highway issues that may prevent the development of either of the sites at a strategic level. In summary, each potential residential and employment site in Andoversford faces equally similar traffic and transportation issues. Their development is likely to cause increased traffic within the village, which could be mitigated with contributions to traffic management. However, the overriding constraint that could cause both sites to be refused planning permission is access. Consequently, a 'Red' grade must be given to both sites.
1) Other Potential Designations / uses / allocation	N/A

C.2 Blockley

C.5 Sites assessed:

- BK_5
- BK_8
- BK_11
- BK14A
- BK_14B

BLOCKLEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
1) How Local Plan Objective A 'Communities' can be met	The SHLAA (2014) identifies three deliverable sites in Blockley that have potential to collectively deliver 71 dwellings. In addition, two further sites have been identified in the SHLAA (2014) addendum. These are the garden surrounding 'The Limes' (BK_14A), which has an estimated capacity of seven dwellings, and the field to the south-east of 'The Limes', which has a capacity of 32 dwellings. A large proportion of any of the potential sites would be affordable homes with a mix of housing types and tenures, which would help to create a balanced and inclusive village community. In addition, development of these sites would help to address local supply, choice and affordability issues, which would also help young people and families to stay in the village. New houses would help the village to adapt and cater for all age groups, including the elderly. In so doing, the developments would contribute towards tackling issues of social exclusions and and deprivation. Although no suitable new employment sites have been identified in Blockley within the SELAA, the Role and Function Study identifies that the village and its surrounds (which includes Northwick Business Centre) employs 900 people, almost 2.5% of the district total, which is significantly above the district average ratio of people to jobs. This indicates that Blockley has a significant employment role. Building new houses on any of the proposed sites would improve local employees ability to live close to their work. Each of the five potential housing sites are located in the north and north-west of the village and are more or less equidistant to the local employment centres. The Role and Function Study identifies that Blockley has 12 of the 18 facilities that were listed in the community facilities matrix. The village is ranked 12th out of 31 settlements in the district for its level of service provision. The sites are all a similar distance to the village centre where the majority of shops and

C Settlement Evidence Analysis

BLOCKLEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	services can be accessed. These are within reasonable walking distance of each potential site. Consequently, development of any one of the proposed sites would have good access to services and facilities. Contributions would be sought as part of any new residential development towards the identified 'infrastructure needs', which amongst other things includes schools, libraries and broadband. Additional housing would increase the critical mass of the village, making services and facilities more viable. Consequently, development of either site would improve access to these services. Contributions could also be sought to help support and improve the local recreational and cultural offer. Development of BK_11 would involve the loss of a well used allotment, which is an important community asset. The SHLAA comments that relocation of the allotment would be required but the alternative location would be further from the village and less accessible to people. Consequently, in this respect, the relocation of this facility would have a negative impact on the wider community. The planning application process will ensure that all developments tackle the issue of deprivation and social exclusion, plan to reduce crime and improve the recreational and cultural offer. In summary, development of any one of the deliverable residential sites in Blockley would help to meet the Council's 'Communities' Strategic Objective in terms of meeting local housing need, including the need for affordable housing and different housing types and tenure. Each site has good access to employment, services and facilities. BK_5, BK_8, BK_14A and BK_14B would have a broadly positive impact to delivering the 'Communities' Strategic Objective and they should therefore be graded 'Green'. However, the necessary relocation of the allotment on BK_11 means that on balance, this site should be graded 'Amber'.
1) How Local Plan Strategic Objective B 'Addressing Environmental Sustainability' can be met	The Strategic Flood Risk Assessment (Level 2) shows only the northern edge of BK_5 and BK_14B and the southern edge of BK_14A are within the Environment Agency's Climate Change Flood Zones 3a or 3b. The Sequential Test report also shows that all of the sites have 'Low' surface water flood risk. Planning policies would prevent development on any land with high flood risk. Consequently, development on any of the potential sites would have low flood risk, even in the event of climate change. Planning policies will also ensure that new housing will not exacerbate flooding in the surrounding areas as a consequence of development.

Settlement Evidence Analysis C

BLOCKLEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The Role and Function Study identifies Blockley as being a 'local centre' for shopping. Each site is within a 10 minute walk of the village centre and is therefore accessible to its services. This means the location of each proposed site is unlikely to produce an increase or reliance on the car, which is environmentally sustainable. Although out-commuting is an issue within the village, there are an extremely high number of local jobs in Blockley. Development of any of the proposed residential sites would give people the opportunity to live closer to where they work hence reducing the need for out-commuting, reduce car journeys and reliance on the car. Although the NPPF makes clear that new development should be directed primarily towards brownfield sites. Blockley does not have any brownfield land, although BK_5, which contains farm buildings and a concrete hard standing, does have brownfield characteristics. Greenfield sites would therefore be needed to deliver Blockley's housing target and directing development towards brownfield land is not an option. Therefore, none of the sites are less preferable in this regard. The planning application process will ensure that all developments will minimise their dependence on natural resources and waste, whilst maximising the use of sustainable building materials, recycling, and low carbon and renewable energy solutions. New development would also have to meet set standards for reducing their dependence on natural resources, including water. Planning policies will also ensure that new developments are designed to cope with climate change, including storm events and warmer weather. Furthermore, the planning application process will ensure that regard is paid to the Gloucestershire Waste Minimisation in Development Projects SPD. Financial contributions could also be sourced at the planning application stage towards improving local sustainable transport options. In summary, although all the sites are greenfield, their development would help to address environmental sustainability issues and would help to meet Strategic Objective B and each site should be graded as 'Green'.
1) How Local Plan Strategic Objective C 'Economy, Employment and Retail' can be met	Development of any of the deliverable residential sites in Blockley would increase the patronage of the village's shops, services and facilities, helping to improve their viability and future retention This is particularly important as Blockley plays a key function as a local centre and this role has been identified as being under threat in the Role and Function Study.

C Settlement Evidence Analysis

BLOCKLEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	None of the sites involve the loss of any employment land. Indeed, the Role and Function Study identifies that the village's ageing population is also a threat to the future local economy. Building new houses that are affordable to a range of ages will diversify the make-up of the population, which will serve to strengthen the economy. The planning application process is flexible towards changes of use to employment, training and mixed use facilities, which corresponds with the Preferred Development Strategy for Blockley, which seeks to retain the employment centres around the village. Opportunities for home working will also be incorporated into the design of any new development. Policies will also seek to enhance the village centre environment and improve accessibility through a range of transport modes, which would bring economic benefits. Development of either site would help to achieve this through potential financial contributions. Blockley is located entirely within the AONB. The quality of the AONB makes a significant contribution to the local economy, particularly towards attracting people to visit the area. As discussed in detail under Objective F, the development of BK_11 and BK_14B would have a detrimental impact on the AONB and the remaining sites are either neutral or would make a positive contribution. BK_8 and part of BK_14B are currently used for agricultural purposes. BK_14B is Grade 3 agricultural land, although a detailed survey is required to confirm the land quality. The development of either site could therefore be potentially detrimental to the provision of traditional agriculture across the district. In summary, development of all of the sites would increase the use of the village's services and amenities and could contribute to the improvement of these facilities, as well as sustainable transport modes. However, the development of BK_11 and BK_14B would be detrimental to the AONB and the ability of the village to attract sustainable tourism. These sites should therefore be graded as 'Red'. BK_8 and part of BK_14B are also used for agriculture and the development of either site could be potentially detrimental to the provision of traditional agriculture across the district. BK_8 should therefore be graded as 'Amber'. The development of the remaining sites would wholly achieve the Strategic Objective C 'Economy, Employment and Retail' criteria and should all be graded as 'Green'.

Settlement Evidence Analysis C

BLOCKLEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
1) How Local Plan Strategic Objective D 'Housing' can be met	The SHLAA (2014) identifies three deliverable sites in Blockley that have potential to collectively deliver 71 dwellings. In addition, two further sites have been identified that have been assessed in the SHLAA (2014) addendum, which collectively add a further 39 dwellings to the overall capacity. A large proportion of any new homes from these sites would be affordable housing with a mix of housing types and tenures. This would help to create a balanced and inclusive community within the village. In addition, the development of any of the sites would directly address local supply, choice and affordability issues, which would help young people, families and the elderly to remain in the village. The Role and Function Study identifies Blockley as being a 'local centre'. As discussed in detail under Objective E, the village is a sustainable location for new housing and, apart from BK_14B, each site is located within a reasonable walking distance of existing services and facilities. The proposed sites would also have good accessibility to several large employment centres, which provide around 900 jobs. However, the Role and Function Study identifies that a high level of out-commuting currently takes place in the village. New development is likely to be subject to the same phenomenon. Consequently, development of any of the sites would give people the opportunity to live close to their workplace. None of the sites have been submitted for the purpose of providing land for gypsy and traveller accommodation. However, their development would not prevent the achievement of the district-wide target of providing suitable land in appropriate locations to provide sufficient pitches for gypsy and traveller accommodation and meeting the needs established through the Gypsy and Traveller Accommodation Assessment. The planning application process will ensure that innovative design is encouraged to meet the needs of communities. This will include maximising opportunities for adaptable lifetime homes, independent smaller units for older and younger people, as well as live-work units. The Preferred Development Strategy sets a provisional target of 60 new dwellings in Blockley for the period April 2011 to April 2031. Since April 2011, a net gain of 5 dwellings have either been built or currently have planning permission. 5 potential sites have been identified within the SHLAA process, which have a combined capacity 103 dwellings. Consequently, there are sufficient sites with enough capacity to meet the village's provisional housing target. It would therefore be possible to make a choice between the sites to achieve the housing target.

C Settlement Evidence Analysis

BLOCKLEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	In summary, each site would a positive contribution to meeting the district's objectively assessed housing need. Apart from BK_14B, each site fully meets the Strategic Objective D 'Housing' criteria and they should all be graded as 'Green'. However, BK_14B is located above a 10 minute walking distance from existing services and facilities and should therefore be graded as 'Amber'.
1) How Local Plan Strategic Objective E 'Travel, Transport and Access' can be met 2) Accessibility to facilities, services, employment, education; Walking, cycling, car	Blockley is ranked 12th in the District in the Role and Function Study's community facilities matrix for its level of service and amenity provision. Indeed, Blockley has 12 of the 18 services and facilities that each settlement was measured against. The village is small and the services and amenities are mainly located within its centre, which, apart from BK_14B, is located within a reasonable walking distance of each site. However, the community's perception of access to services and facilities, gathered from the community engagement feedback, is relatively poor. Despite this, development of any of the sites would increase the use of the village services and facilities, which would make them more viable and help to sustain or improve the future level of accessibility to these services. The Assessment of Public Transport in the Role and Function Study (2012) found the village to have 'Reasonable' level of public transport provision, which is the second highest level of service. Bus stops are provided on various locations along Station Road and each site is within a 5 minute walk of a bus stop. A wider bus service to further destinations can be accessed from the village centre, which with the exception of BK_14B is under a 10 minute walk from each site. The development of any of the sites would increase the patronage of bus services, which would make them more viable and help sustain them in the future. Blockley has a higher than average level of jobs to residents but also higher than average levels of out-commuting. It could be argued that new development would create more out-commuting. However, house prices are high within the village and are unlikely to be affordable to people working close by. Development of any of the potential sites would create affordable housing and would give people the opportunity to live close to their place of work, which would reduce commuter journeys. The site allocations community engagement feedback comments that BK_5, BK_8 and BK_14B currently having no footpath access and Draycott Road, which is narrow, on a bend, is unlit and has poor visibility. In addition, access to BK_14B is on a national speed limit section of road. Clearly, improvements to the footpath provision would be required along Draycott Road if these sites

Settlement Evidence Analysis C

BLOCKLEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	were to be developed. Indeed, the improvement to cycle and pedestrian links in general is part of Blockley's Preferred Development Strategy. Contributions towards such improvements could be gained as part of the development of any of the potential residential sites to help mitigate these issues. In terms of access to open space, sport and recreational facilities, the Open Space, Sport and Recreation Study identifies each site as being within the catchment area of allotments, amenity green space, a park, provision for children and outdoor sports facilities. However, both sites do not have good access to natural open space or a facility that provides for young people. In summary, each residential site would have good access to shops, services and facilities, which would help to keep them open, hence sustain the village's level of access to such facilities. The village is served by a reasonable bus service and each site is located close to a bus stop. Each site has equally good access to employment opportunities. Although any new houses would undoubtedly bring additional out-commuting, development of any of the sites would give local employees the opportunity to live close to their workplace. Contributions could be secured towards improving pedestrian and cycling links within the village through the development of any of the sites. Consequently, each site should be graded as 'Green' as they all could achieve the criteria set out in the 'Travel, Transport and Access' Strategic Objective.
1) How Local Plan Strategic Objective F 'Built Environment, Local Distinctiveness, Character and Special Qualities' can be met 2) How the issue of conserving the historic environment can be addressed at a settlement level	Blockley has a large Conservation Area and a number of Listed Buildings. With the exception of BK_8, none of the potential sites are located within the setting of a Listed Building or the Conservation Area. BK_8 is located relatively close to a Listed Building. However, the site is well screened and its development would not impact on the Listed Building. To help protect, manage and enhance the village's distinctive qualities, a landscape study has been undertaken by White Consultants. The study identifies that most buildings within the village are of high quality and are built from Cotswold stone. However, a 20th century housing estate that extends the northwards of the village does not enhance the character of Blockley. In addition, the area around Sheaf House Farm (BK_8) is identified as having lower visual quality. A positive attribute of the village is that development has been limited to the west side of the brook. Development of BK_5, BK_8 or BK_14B would break new ground in this respect.

C Settlement Evidence Analysis

BLOCKLEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The SHLAA (2014) established that none of the sites are located within or adjacent to a Historic Park or Garden, National Trust / English Heritage asset, Scheduled Ancient Monument or Historic Battleground. Consequently, development of any of the potential residential sites would not jeopardise the village's built heritage. However, the whole village is located within the AONB. The landscape study also found that that development of BK_11 would have a high impact due to the existing allotment use and the views from the A4479 to the north. BK_14B would also have a high-medium impact because of the open view from the A4479 and from Draycott Road and because development of this site would be a prominent extension into the AONB that would take years to soften and mitigate. BK_5 would have a medium impact because it is screened from the wider landscape by the landform and woodland to the south and is adjacent to housing to west and north. Development of BK_8 and BK_14A would both have a medium-low impact. Following advice from the Council's Heritage and Design team, the capacity of each site has been reduced to a lower density that better reflects the development pattern, which is more appropriate to an edge of village location within the AONB. The Historic Environment Topic Paper (CDC Draft, 2014) sets out the NPPF requirements that should be used to conserve and enhance built heritage. Planning policies will ensure that any new development mitigates against the impact of existing development and also generates wider social, cultural, economic and environmental benefits. In summary, development of BK_11 would have a high impact on Built Environment, Local Distinctiveness, Character and Special Qualities and BK_14B would have a high-medium impact. These sites should therefore be graded as 'Red'. BK_5 has a medium impact and should be graded 'Amber' and BK_8 and BK_14A both have medium-low impact and should be graded 'Green'.
1) How Local Plan Strategic Objective G 'Natural Resources' can be met	The Habitats Regulations Assessment Screening Report (2013) finds that development of either site may have an affect on a European designated conservation site. The nearest sites are Dixton Wood SAC and and Bredon Hill SAC, both of which are at least 15km away. There would be no direct physical effects or non-physical disturbance associated with construction.

BLOCKLEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
2) How natural environment issues can be addressed at a settlement level	However, there may be effects associated with air pollution, interruption to hydrological regimes and increased recreation pressure could be experienced. More testing is required to calculate the level of threat, but both sites pose an equal risk to the European designated conservation areas. Part of the Natural Resources Strategic Objective involves '*conserving, managing and enhancing the area's high quality natural environment, including the Cotswold AONB*'. As discussed under Objective F, BK_11 would have a high landscape impact, BK_14B would have a high-medium impact, BK_5 would have a medium impact and BK_8 and BK_14A both have medium-low impact. The SHLAA (2014) established that neither site is located within or adjacent to a Site of Special Scientific Interest, Key Wildlife Site, National Nature Reserve, Local Nature Reserve, Ancient Woodland or Regionally Important Geological Site. However, the SHLAA identifies that each site is greenfield and that there may be biodiversity constraints on BK_5, BK_14A and BK_14B, which stem from the green wooded corridor that runs through Blockley, which follows the path of Blockley Brook. In addition, BK_11 has compost heaps present on site that may have reptiles and biodiversity issues associated with the allotments. The Heritage and Design Team have indicated that a full ecological assessment would be required as part of a planning application on either site. Planning policies would ensure that any development would complement and enhance the landscape and help to improve local air, soil and water quality. The Strategic Flood Risk Assessment (Level 2) shows only the northern edge of BK_5 and BK_14B and the southern edge of BK_14A are within the Environment Agency's Climate Change Flood Zones 3a or 3b. Planning policies would prevent development on any part of these sites within Flood Zones 3a and 3b. Consequently, development on any of the potential sites would have low flood risk, even in the event of climate change. Planning policies will also ensure that new housing will not exacerbate flooding in the surrounding areas as a consequence of development. In summary, further investigations would be needed to establish the level and type of biodiversity that is present on BK_5, BK_14A, BK_11 and BK_14B. Further investigations will be also be needed to establish the impact on a European designated conservation site. BK_8 has brownfield characteristics

C Settlement Evidence Analysis

BLOCKLEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	and its development would be the least damaging to natural resources of all the sites. Consequently, BK_5, BK_14A, BK_11 and BK_14B should be graded as 'Red' and BK_8 should be graded as 'Amber'.
1) How Local Plan Strategic Objective H 'Infrastructure' can be met	The Infrastructure Delivery Plan - Interim Version (May 2013) (IDP) sets out the infrastructure requirements for Blockley (also see Appendix D for further details).Contributions would be sought as part of any residential development towards the IDP's identified 'infrastructure needs'. The contribution would be set at a level that is proportionate to the scale of the development. In the feedback from the site allocations community engagement (see Appendix A for further details), the community provided comments relating to their infrastructure priorities. The high priority issues related to highway and road safety concerns, especially the Draycott Road approach to Blockley, which is said to be narrow, heavily used by HGV's and has inadequate provision for pedestrians and cyclists. In addition, the community also prioritise the protection of the community allotments (BK_11), which are well used by a wide cross section of the community. Safe access to the school from any of the proposed sites was also seen as an important issue, as well as improved access to GP provision. The capacity of the waste water treatment facilities was also questioned. The interim IDP also identifies infrastructure needs and reports that there is a local need for community centres, libraries, youth support provision, education, the ambulance and police services, primary and secondary health care, district wide flood risk management contributions, new waste facilities and public transport infrastructure. No significant issues were identified with either water supply or waste water removal. However, the IDP does identify BK_11 as having Medium Pressure assets running beneath it. These would need to be diverted at cost to ensure that there are no gas assets under buildings. The Open Space, Sport and Recreation Study identifies the need for a pocket park as the village grows. However, the access to parks and open space is recommended as the focus of future improvements. There is also a need for child and young person provision with one existing facility being identified as needing improvement. Focus should also be made on improving the accessibility to these existing facilities.

Settlement Evidence Analysis C

BLOCKLEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	In conclusion, taking all infrastructure issues into consideration, any shortfalls in infrastructure provision may be addressed through S106 and CIL contributions at the planning application stage. However, no infrastructure constraints have been identified that favour or limit the development of any of the potential sites. Consequently, each site should be graded as 'Green'.
1) How the Development Strategy (including Settlement Strategy) can be delivered	The Preferred Development Strategy (May 2013) sets a provisional housing target in Blockley of 60 new dwellings between April 2011 to April 2031. Since April 2011, a net gain of five dwellings have either been built or currently have planning permission, which leaves 55 further dwellings to allocate. Five potential sites with a combined capacity of 110 dwellings have been identified. This means there is sufficient land to meet the provisional housing target and that there is likely to be a choice between which sites should be allocated for housing. The SHLAA Viability Report (POS Enterprises, May 2014) sets seven typologies that each SHLAA site falls within. BK_5, BK_11, BK_14A and BK_14B all fall within Typology 1, which was found to be viable. In addition, this typology remained viable when different scenarios for worsening economic conditions were tested. BK_8 falls within Typology 3, which was found to be viable in current market conditions. However, if the residual land value were to be decreased by 10%, if building costs were to increase by 25% or if the required profit margin were to increase from 20% to 25%, this type of site would no longer be viable. The Strategy aims for Blockley to continue to support Chipping Campden in serving the needs of communities in the northernmost part of the district. Building new housing on any of the potential sites would help to retain services and facilities within the village in future, which would help to achieve this goal. None of the proposed housing sites jeopardise the protection of Draycott Works, Northwick Business Centre or Northcott Business Park (Paxford Brickworks). Indeed, the development of any of the potential sites would improve local employees' access to their place of work, which supports the retention of these employment centres. The Strategy also aims to support the provision of allotments, footpath and cycle links and a youth shelter or other appropriate facility. Contributions could be secured as part of the development of any of the potential sites towards

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BLOCKLEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	any of these facilities. However, development of BK_11 would involve the relocation of the existing allotments to an area that is less accessible to the village. In summary, apart from BK_11, each residential sites should be graded as 'Green' as they are all viable and could contribute towards delivering Blockley's Development Strategy. However, because the development of BK_11 would have a severely adverse impact on local allotment provision, the site should be graded as 'Red'.
1) How traffic and highways issues can be addressed at a settlement level	The site allocations community engagement feedback highlights the issue of BK_5, BK_8 and BK_14B currently having no footpath access and Draycott Road being narrow, bending, unlit and having poor visibility. In addition, access to BK_14B is on a national speed limit section of road. Clearly, improvements to the footpath provision would be required along Draycott Road if these sites were to be developed. Indeed, the improvement to cycle and pedestrian links in general is part of Blockley's Preferred Development Strategy. Contributions towards such improvements could be gained as part of the development of any of the potential residential sites. The feedback also identifies the large number of heavy goods vehicle journeys along this route and a sub-standard junction between Station Road and Draycott Road as potential constraints. The SHLAA also identifies that access from BK_5 onto Draycott Road as a further constraint owing to the poor visibility on the corner of Draycott Road and the termination of the national speed limit near to where any site entrance would most likely be located. A Design and Access Statement would be required as part of any planning application on these sites. Highway and access issues, such as visibility splays at junctions, have criteria that must be achieved and could be addressed in the design process. Contributions towards highway improvements, for example, moving the national speed limit section of the road further away from the village, could be secured as part of the development of any of the sites. Notwithstanding this, paragraph 32 of the NPPF sets out that "*Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe*". Whilst traffic on Draycott Road is recognised as a locally important issue, the level of severity is unlikely to constrain the delivery of BK_5, BK_8 or BK_14B to the point of having grounds to refuse a planning application. It is likely that the highway issues could be overcome through design and mitigation measures. Furthermore, CDC have

BLOCKLEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	commissioned a Transport Assessment that will inform the emerging Local Plan and fully identify any highway issues that may prevent the development of any of the sites at a strategic level. In summary, BK_11 and BK_14A have no identified highway or traffic issues and should be graded as 'Green'. However, highway issues exist on Draycott Road, which affects BK_5, BK_8 and BK_14B. Notwithstanding this, these issues are unlikely to be so severe that a planning application would be refused. Instead, mitigation measures, such as a new footpath between the site and the village and extending the 30mph speed limit on Draycott Road, could help to address this issue in the design process. For these reasons, BK_5, BK_8 and BK_14B should be graded as 'Amber'.
1) Other Potential Designations / uses / allocation	Blockley Parish Council have submitted BK_5 and BK_11 for designation as a Local Green Space. The assessment of this designation is ongoing, thus these should be graded Red at this time. (NB the Parish Council have also submitted other sites, BK_1, BK_2 and R_33, but these have been assessed by the SHLAA as undeliverable and have not been considered in this document).

C Settlement Evidence Analysis

C.3 Bourton-on-the-Water

C.6 Sites assessed:

- B_20
- B_32 (BOW_E3)
- BOW_E1

BOURTON-ON-THE-WATER - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
1) How Local Plan Objective A 'Communities' can be met	The SHLAA identifies two deliverable residential sites in Bourton, which have potential to collectively deliver 42 dwellings. 318 dwellings have already been built or are committed within the village since the beginning of the plan period in April 2011. However, a large proportion of the additional 42 dwellings provided by the two remaining SHLAA sites would be affordable homes with a mix of housing types and tenures. These would continue to help to create a balanced and inclusive community within Bourton-on-the-Water. In addition, development of these sites would further address local supply, choice and affordability issues, providing opportunities for young people and families to buy homes in the place where they come from. The Preferred Development Strategy describes the village as having excellent social and economic sustainability due to its 'healthy range of services and facilities, sound employment base and good access to other services'. Building new houses on either potential residential site would improve the ability of people employed in the area to live close to their workplace. Both sites are also highly accessible from the village centre and the employment estate to the north. The SELAA identifies two deliverable retail sites and one employment / retail site. The retail sites, referenced as BOW_E3 and BOW_E4 in the SELAA, both propose to create retail development and they are also both located within a residential area. This type of development would provide an accessible service for the surrounding local community and would also improve access to jobs locally. BOW_E1 is located on the northern edge of the village and would provide an extension to an existing well-established business park. Again, this location is highly accessible to Bourton-on-the-Water and would improve the community's access to employment. It is proposed that part of BOW_E1 would be a supermarket. Given the large number of recent planning permissions on this side of the village, a new supermarket would improve accessibility to convenience goods on this side of the village.

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BOURTON-ON-THE-WATER - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	Contributions would be sought as part of any new residential or retail development towards the identified social infrastructure needs, which amongst other things include schools and libraries. Consequently, development of any of the proposed residential or retail developments would improve access to these services. Contributions could also be sought to help support and improve the local recreational and cultural offer. The planning application process will ensure that all developments tackle the issue of deprivation and social exclusion, plan to reduce crime and improve the recreational and cultural offer. In summary, development of any one of the deliverable residential sites in Bourton would help to meet the Council's 'Communities' Strategic Objective in terms of meeting local housing needs, including the need for affordable housing and different housing types and tenures. Each proposed site would have good access to employment, services and facilities. For these reasons, both residential sites should be graded as 'Green'. All three potential employment and retail sites are also within highly accessible locations. Their development would improve local access to employment and retail and also the community's access to services and facilities. Consequently, all of these sites should also be graded as 'Green' in terms of helping to meet the Council's 'Communities' Strategic Objective.
1) How Local Plan Strategic Objective B 'Addressing Environmental Sustainability' can be met	The Strategic Flood Risk Assessment (Level 2) shows that none of the potential residential, retail or employment sites are within the Environment Agency's Climate Change Flood Zones 3a or 3b. In addition, the Sequential Test report finds each site either has 'Low' or 'Extremely Low' ground water flood risk. Part of BOW_E1 was originally in Flood Zone 3b, but the site was split as it was made clear that part of the site at risk of flooding and was unsuitable for development. Consequently, all of the potential residential and employment sites have low flood risk, even in the event of climate change. Planning policies will also ensure that any type of new development would not exacerbate flooding issues in the surrounding areas. The Role and Function Study identifies Bourton as having a 'town centre' function. Each site has good access to the town's services and facilities and is unlikely to produce an increase or reliance of private automobiles. The Role and Function Study identifies Bourton to have the second lowest level of out-commuting in the district with 52% self-containment. Development of any of the proposed residential sites would give people the opportunity to live closer

C Settlement Evidence Analysis

BOURTON-ON-THE-WATER - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	to their workplace, which could potentially further reduce out-commuting, car journeys and the reliance on cars. Similarly, development of any one of the potential employment or retail sites would give local people the opportunity to work close to where they live. The NPPF makes clear that new development should be directed primarily towards brownfield sites and all of the proposed residential and retail sites are on brownfield land. In terms of employment development, BOW_E1 is the only deliverable employment site as both BOW_E3 and BOW_E4 have been submitted for retail development. However, BOW_E1 is a greenfield development, although all of the access roads and servicing is already in place. The lack of an alternative suitable employment sites in Bourton means that greenfield land would be needed to deliver the the Preferred Development Strategy target of 3 ha of B1, B2 and B8 employment land. The planning application process will ensure that all developments will minimise their dependence on natural resources and waste, whilst maximising the use of sustainable building materials, recycling, and low carbon and renewable energy solutions. New development would also have to meet set standards for a low dependence on natural resources, including water. In addition, planning policies will also ensure new developments are designed to cope with climate change, including storm events and hotter weather. Furthermore, the planning application process will ensure that regard is paid to the Gloucestershire Waste Minimisation in Development Projects SPD. Financial contributions could also be sourced at the planning application stage towards improving local sustainable transport options. In summary, each potential residential and retail site is on brownfield land. Only BOW_E1 is on greenfield land, but there are no alternative deliverable employment sites within the town. Each site has excellent access to services and facilities. Furthermore, their development would improve access to services and amenities within the local community and there is potential to reduce out-commuting. None of the sites are on land at risk of flooding and each site would be built to standards for low energy consumption, reliance on natural resources and the new developments would be able to adapt to climate change. Consequently, development of any of the deliverable residential, retail or employment sites would help to address environmental sustainability issues and would help to meet Strategic Objective B. They should therefore all be graded as 'Green'.

Settlement Evidence Analysis C

BOURTON-ON-THE-WATER - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
1) How Local Plan Strategic Objective C 'Economy, Employment and Retail' can be met	Strategic Objective C identifies Bourton-on-the-Water as one of the settlements where future employment land should be allocated. The Preferred Development Strategy sets a target of up to 3 hectares of B1, B2 and B8 employment land and 250 square metres of comparison and 60 square metres of convenience retail growth. New employment was also identified as a high priority in the site allocations community engagement feedback. Development of BOW_E1, BOW_E3 or BOW_E4 would help to achieve this. Development of any of the employment or retail sites would provide new jobs and would benefit the village economy. Redevelopment of B_32 would lose the existing Cooperative supermarket and Countrywide Stores. It is unclear what the intentions of Countrywide Stores are, but the Coop have expressed an interest to relocate to BOW_E4. As a result, there is potential for there to be no net loss of retail provision between the sites. The Role and Function study describes the village as having a declining economically active population, which is a threat to the future local economy. Building new affordable houses accessible to a range of ages, could diversify the make-up of the population, which would serve to strengthen the local economy. Development of any of the residential sites would help to achieve this. Planning policies will be flexible towards changes of use to employment, training and mixed use facilities. Opportunities for home working will also be incorporated into the design of any new development. This corresponds with the Preferred Development Strategy for Bourton, which seeks to provide employment growth to enable young people to take up opportunities within the village and ensure that there is a sufficient economically active population to support the economy. Development of any of the deliverable residential, retail or employment sites would increase the patronage of shops, services and facilities within the village, helping to improve the vitality and viability of the village centre and enhance the village centre environment. Maintaining Bourton's attractive appearance within the AONB is a critical part of encouraging sustainable tourism, which underpins the local economy. To help protect, manage and enhance Bourton's distinctive qualities, a landscape study has been undertaken by White Consultants. The assessment verifies that each potential residential, retail and employment site would have a low impact on the setting of the village. Planning policies would ensure that high

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BOURTON-ON-THE-WATER - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	quality design is achieved in any new development and that the built form is protected and enhanced by and new buildings. As a result, development of any of the sites would improve amenity value within the village and would contribute positively to the village's tourist economy. None of the sites involve development that would be detrimental to the provision of traditional agriculture in the district. In summary, development of BOW_E1 would achieve the Preferred development Strategy target for B1, B2 and B8 employment provision in Bourton. Only one site would be needed out of BOW_E3 and BOW_E4 to meet the requirement for convenience and comparison floorspace. Development of any of the potential sites would improve the vitality and viability of the village centre and would help to reverse the trend of an increasingly declining economically active population. In addition, development of each site would improve the attractiveness of the village, which would benefit the tourist economy. This would help to achieve the 'economy, employment and retail' strategic objective and each employment, retail and residential site should consequently be graded as 'Green'.
1) How Local Plan Strategic Objective D 'Housing' can be met	The SHLAA identifies two deliverable residential sites in Bourton, which would collectively deliver 42 dwellings. A large proportion of these sites would be affordable homes with a mix of housing types and tenures. This would help to create a balanced and inclusive community within the village. In addition, the development of both sites would directly address local supply, choice and affordability issues, which would help young people, families and the elderly to remain in the village. The Role and Function Study identifies Bourton as having a 'town centre' function and, as discussed in detail under Objective E, the village is a sustainable location for new housing and has good access to existing services and facilities. None of the sites have been submitted for the purpose of providing land for gypsy and traveller accommodation. However, their development would not prevent the achievement of the district-wide target of providing suitable land in appropriate locations to provide sufficient pitches for gypsy and traveller accommodation and meeting the needs established through the Gypsy and Traveller Accommodation Assessment.

Settlement Evidence Analysis C

BOURTON-ON-THE-WATER - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The planning application process will ensure that innovative design is encouraged to meet the needs of communities. This will include maximising opportunities for adaptable lifetime homes, independent smaller units for older and younger people, as well as live-work units. The Preferred Development Strategy sets a provisional target of 300 new dwellings in Bourton for the period April 2011 to April 2031. Since April 2011, there has already been a net gain of 318 dwellings that have either been completed or currently have planning permission. Consequently, the town's provisional housing target has already been met. In summary, although the housing target has already been met, both sites would make a positive contribution to further meeting the district's objectively assessed housing need. Both sites fully meet the 'Housing' Strategic Objective criteria and should be graded as 'Green'. In addition, development of any of the SELAA sites would help to improve the access to Bourton's employment facilities and each of these sites should also be graded as 'Green'.
1) How Local Plan Strategic Objective E 'Travel, Transport and Access' can be met 2) Accessibility to facilities, services, employment, education; Walking, cycling, car	Bourton is ranked joint 3rd in the District within the Role and Function Study's community facilities matrix for its level of service and amenity provision. Indeed, Bourton has every type of facility that each settlement was measured against, although the hospital only has limited service provision. A good level of service and facility provision is provided within a reasonable walking distance of each residential, retail and employment site. The Role and Function Study also scores Bourton with the highest grade for its level of public transport provision. Buses regularly operate along Station Road and there are bus stops within a 5 minute walking distance of each site. The village achieves the second lowest level of out-commuting in the district. In addition, the current bus service would enable employees from any of the retail or employment sites to access their workplace and return home in normal working hours using public transport. Development of any of the potential residential, retail or employment sites would increase the patronage of the bus services, which would further improve their viability and possibly improve the level of service provision in future. Financial contributions may also be sought as part of the retail and residential developments to ensure sustainable travel options are supported. Development of any of the potential residential, retail or employment sites would also improve the viability of the village's services and facilities. The Infrastructure Delivery Plan identifies the need for 'social infrastructure', such

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BOURTON-ON-THE-WATER - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	as school places and library provision. Where there was a need for improvements to such services or facilities, contributions could be sought as part of any of the sites' potential development. Employment provision within the village is mainly provided within the village centre and in the employment estate to the north. Both residential sites have excellent walking accessibility to these areas. Development of either site is likely to bring a more diverse, economically active population and there will be new opportunities for employees working in Bourton to live close to their workplace, which would reduce commuter journeys. Bourton is relatively flat and each site has equally good walking and cycling accessibility. Contributions could be secured as part of the development of any of the residential or retail sites towards improving pedestrian and cycle facilities within the village. In terms of access to open space, sport and recreational facilities, the Open Space, Sport and Recreation Study identifies that each residential site would be within the catchment area of allotments, a park, provision for children and outdoor sports facilities, except a bowling green. However, both residential sites would be outside the catchment of adequate facilities for young people, as well as amenity provision and natural open space. In summary, the residential, retail and employment sites have excellent accessibility to shops, services and facilities, which would be more viable as a consequence of development. The village is served by good public transport provision, which is easily accessible from each of the sites. Each site's development would have a positive contribution to the level of public transport provision, as well as services and facilities within the village, by increasing accessibility of these services for the wider community. All of the potential residential, employment and retail sites should therefore be graded as 'Green'.
1) How Local Plan Strategic Objective F 'Built Environment, Local Distinctiveness, Character and Special Qualities' can be met	Bourton has many Listed Buildings and a sensitive Conservation Area. However, all of the potential residential, retail and employment sites are located to the north of the village and only B_20 is within the setting of the Conservation Area. The former garage buildings on B_20 have now been demolished and the site currently contributes poorly to the Conservation Area. In addition, only, BOW_E3 / B_32 is located within close proximity to a Listed Building, although the site is screened by a tall hedge and the existing buildings on BOW_E3 / B_32 site are of poor quality.

BOURTON-ON-THE-WATER - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
2) How the issue of conserving the historic environment can be addressed at a settlement level	There is therefore an opportunity to improve and add value to the setting of the Conservation Area and a Listed Building through a carefully designed new development. The SHLAA (2014) established that none of the residential, retail or employment sites are located within or adjacent to a Historic Park or Garden, National Trust / English Heritage asset, Scheduled Ancient Monument or Historic Battleground. Consequently, development of any of the deliverable sites would not jeopardise the village's built heritage in this respect. However, the whole village is located within the AONB. To help protect, manage and enhance the village's distinctive qualities, a landscape study has been undertaken by White Consultants. All of the sites are within the Local Plan (2006) development boundary, except BOW_E1, and would have no impact on the landscape. BOW_E1 would have medium-low impact as there is already existing employment development immediately to the south-west. The landscape study therefore recommends that there is an opportunity to improve the appearance of this edge of Bourton and views from the Fosse Way and the wider AONB. There is also a significant tree belt preventing the development from intruding to the north. The Historic Environment Topic Paper (CDC Draft, 2014) sets out the NPPF requirements that should be used to conserve and enhance built heritage. Each potential residential, retail and employment site within Bourton currently has very low amenity value and, with a carefully designed new development, could contribute to the improvement of the village's historic environment and built heritage. This could also improve the village's setting within the AONB and generate wider social, cultural, economic and environmental benefits, which corresponds with the policies within the NPPF. In summary, carefully designed high quality development on any of the deliverable residential, retail or employment sites would provide an improvement to Bourton's built heritage and historic environment. Development B_20 could improve the setting of the Conservation Area. Likewise new development on B_32 / BOW_E3 could improve the setting of a Listed Building and BOW_E1 would make a positive contribution to the setting of the village within the AONB and from the Fosse Way. Consequently, each site should be graded as 'Green'.

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BOURTON-ON-THE-WATER - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
1) How Local Plan Strategic Objective G 'Natural Resources' can be met	The Habitats Regulations Assessment Screening Report (2013) finds that Bourton is further than 15km from any site with a European designated wildlife conservation site. Consequently, none of the potential residential, employment or retail sites would impact on any such designated site.
2) How natural environment issues can be addressed at a settlement level	Part of the Natural Resources Strategic Objective involves '*conserving, managing and enhancing the area's high quality natural environment, including the Cotswold AONB*'. As discussed under Objective F, each site currently has low amenity value but a carefully designed new development could improve the village's appearance within the AONB. The SHLAA (2014) established that none of the potential residential, employment or retail sites are located within or adjacent to a Site of Special Scientific Interest, Key Wildlife Site, National Nature Reserve, Local Nature Reserve, Ancient Woodland, wooded area or Regionally Important Geological Site. However, the SHLAA does identify some trees along the northern, southern and eastern boundary of BOW_E3 / B_32, which may need to be incorporated within any new development. The White Consultants landscape assessment of this site established that all of the sites are within the Local Plan (2006) development boundary, except BOW_E1. The development of these sites would have little impact on the landscape and the wider AONB. BOW_E1 would have medium-low impact as there is already existing employment development immediately to the south-west. The landscape study therefore recommends that there is an opportunity to improve the appearance of this edge of Bourton, as well as views from the Fosse Way and the wider AONB. There is also a significant tree belt preventing the development from intruding to the north. The NPPF makes clear that new development should be directed primarily towards brownfield sites. All of the proposed residential and retail sites are on brownfield land. In terms of employment development, BOW_E1 is the only deliverable employment site as both BOW_E3 and BOW_E4 have been submitted for retail development. However, BOW_E1 is a greenfield development, although all of the access roads and servicing is already in place. The lack of an alternative suitable employment sites in Bourton means that greenfield land would be needed to deliver the Preferred Development Strategy target of 3 ha of B1, B2 and B8 employment land.

Settlement Evidence Analysis C

BOURTON-ON-THE-WATER - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The Strategic Flood Risk Assessment (Level 2) show none of the deliverable residential, retail or employment sites to be within the Environment Agency's Climate Change Flood Zone 3a or 3b. Consequently, these sites have low flood risk, even in the event of climate change. Furthermore, planning policies will ensure that flood risk is not exacerbated in the surrounding areas as a consequence of any of the potential sites' development. In summary, none of the sites impact on a site that has been designated for wildlife conservation, including European protected wildlife sites. Carefully designed high quality development on any of the proposed residential, retail or employment sites could contribute positively to AONB. All the sites are brownfield except, BOW_E1, which already has service roads. The development of this site would contribute to improving the village's setting within the landscape. Consequently, each site could contribute to meeting the Natural Resources Strategic Objective. Each site should therefore be graded as 'Green'.
1) How Local Plan Strategic Objective H 'Infrastructure' can be met	The Infrastructure Delivery Plan - Interim Version (May 2013) (IDP) sets out the infrastructure requirements for Bourton (also see Appendix D for further details).Contributions would be sought as part of any residential development towards the IDP's identified 'infrastructure needs'. The contribution would be set at a level that is proportionate to the scale of the development. In the feedback from the site allocations community engagement (see Appendix A for further details), the community provided comments relating to infrastructure requirements. The capacity for removal of sewage and surface water drainage was identified as a high priority. Medium priorities included parking provision around the school, particularly during school pick up and drop off hours, and improvements to a footpath on the approach to the community centre. The new community centre should be completed by the end of 2014. These requirements could be addressed through S106 and CIL contributions, which could be secured through the development of any of the retail or residential sites. The interim IDP also identifies infrastructure needs and reports that there is a local need for community centres, libraries, youth support services, education, ambulance and police services, primary and secondary health care, the district wide flood risk management measures, new waste facilities and public transport infrastructure.

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BOURTON-ON-THE-WATER - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	In terms of physical infrastructure, the IDP reports that electrical infrastructure in and around Bourton is currently not adequate to supply all of the proposed developments. Major off-site reinforcement of the network is required, which will be completed by 2015. It should be noted that the IDP was produced in May 2013. Since then, planning applications have been granted at Roman Way for 148 dwellings and Station Road for 100 dwellings. Improvements to the electrical infrastructure have been secured as part of these planning applications. It is likely that the remaining 42 dwelling SHLAA site capacity will benefit by having the completed infrastructure upgrade already in place if they were to be developed. This is an issue that would be investigated further when the finalised IDP is published. In contrast to the community's comments, the interim IDP reports that no significant issues are expected with either water supply or waste water removal. However, it is the responsibility of the water provider to ensure the infrastructure is supplied to these sites and this issue would not make development of these sites unviable. The Open Space, Sport and Recreation Study identifies the need for new allotment gardens, amenity and natural open space provision in the north of the village, as well as access to Bourton Gravel Pits and Temple Ham. Furthermore, the need for and a park in the west of the village and improved access to Sherbourne Park was identified, together with further provision for young people and children, as well as a bowling green. "Fastershire" aims to bring fibre broadband to 90% of the County's homes by 2016. Additional funding will be required, but this would be a key piece of infrastructure for the village's economic growth. In conclusion, taking all infrastructure issues into consideration, any shortfalls in infrastructure provision could be addressed through S106 and CIL contributions at the planning application stage. However, no infrastructure constraints have been identified that would favour or limit the development of either site. Consequently, each residential, retail and employment site should be graded as 'Green'.
1) How the Development Strategy (including Settlement Strategy) can be delivered	The Preferred Development Strategy (May 2013) sets a provisional delivery target of 300 new dwellings in Bourton for the period from April 2011 to April 2031. Since April 2011, a net gain of 318 dwellings have either been built or are committed to be built. Two deliverable SHLAA (2014) sites remain without planning permission, which have potential to deliver a further 42 dwellings.

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BOURTON-ON-THE-WATER - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The SHLAA Viability Report (POS Enterprises, May 2014) sets seven typologies that each SHLAA site falls within. Both B_20 and B_32 fall within Typology 3, which is for brownfield sites above 10 dwellings with 50% affordable housing and abnormals, such as demolition and clean-up costs. This typology was found to be viable in current market conditions. However, if the residual land value were to be decreased by 10%, if building costs were to increase by 25% or if the required profit margin were to increase from 20% to 25%, this type of site would no longer be viable. The SELAA (2014) identifies only one deliverable employment site in Bourton (BOW_E1). Paragraph 5.5 of the SELAA Viability Report identifies that '*a number of proposed sites are already partially or wholly serviced and much of this cost has already been written off. This includes the sites which are extensions of existing business or industrial parks.* ' In this instance, the absence of the cost of inputting servicing makes the site viable. However, the report goes on to state that it is likely to be operators who need a building that meets their specific requirements who will take up the site and not a speculative development that is built for rent or sale. Paragraph 6.7 concludes that '*generally, development of retail convenience stores attracts the major operators and is viable in Cotswold as it is across most of the country (subject to market saturation).*' In summary, although the preferred development strategy target is only provisional, the total number of dwellings that have been completed, have planning permission or have been identified in the SHLAA is 64 dwellings above the proposed target. Although the target has been met, the two remaining undeveloped residential sites are viable and deliverable and should be graded as 'Green'. The employment site should be graded as 'Amber' because it would be viable, but a suitable operator would need to be identified. Both retail sites should also be graded 'Green' as retail convenience stores are viable within the District, subject to market saturation.
1) How traffic and highways issues can be addressed at a settlement level	The Site Allocations community engagement feedback comments that a parking issue could come about if BOW_E3 / B_32 were to be developed. This is because the site currently functions as a car park during school pick up and drop off hours. The loss of the parking facility and the lack of on-street parking provision could become a problem at school pick up and drop off hours.

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BOURTON-ON-THE-WATER - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	Notwithstanding this, paragraph 32 of the NPPF sets out that "*Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe*". Whilst parking is recognised as a locally important issue, the level of severity is unlikely to constrain the delivery of B_32 / BOW_E1 to the point of having grounds to refuse a planning application. However, contributions could be sought as part of a development to either mitigate the parking issue or to incorporate a solution within the proposed development. Furthermore, CDC have commissioned a Transport Assessment which will inform the emerging Local Plan and fully identify any highway issues, such as parking, that may prevent the development of any of the sites at a strategic level. No other highway or transportation issues have been identified within the other residential, retail or employment sites. In summary, apart from BOW_E3 / B_32, each potential residential, retail and employment site should be given a 'Green' grade as there are no highway / traffic issues that could not be overcome as part of the development. However, there is a potential parking issue that may come about if BOW_E3 / B_32 were to be developed. For this reason, the site should be graded as 'Amber'.
1) Other Potential Designations / uses / allocation	Bourton-on-the-Water Parish Council have submitted two sites (Manor Fields B_15A and B_15B) for designation as a Local Green Space. However, these sites were assessed in the SHLAA as not currently deliverable as housing sites and have not been included within this document for further assessment.

C.4 Chipping Campden

C.7 Sites assessed:

- CC_23B
- CC_23C
- CC_23E
- CC_38A
- CC_40
- CC_41
- CC_43
- CC_44
- CC_48
- CC_51
- CC_52
- CC_53

CHIPPING CAMPDEN - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
1) How Local Plan Objective A 'Communities' can be met	The SHLAA identifies eight deliverable residential sites in Chipping Campden, which have potential to collectively deliver 204 dwellings. The SHLAA Addendum (2014) identifies a further three sites, although the capacities of these were unspecified at the time of writing. Seventy eight dwellings have already been built or have been committed within the town since the beginning of the plan period in April 2011. A large proportion of the permitted dwellings, as well as any future housing, would be affordable homes with a mix of housing types and tenures, which would help to create a balanced and inclusive community. In addition, development of any of the sites would address local supply, choice and affordability issues, which would also help young people and families to stay in the town. The new houses would help the town to adapt and cater for all age groups, including the elderly. In so doing, the developments would contribute towards tackling issues of social exclusions and and deprivation. The Preferred Development Strategy describes Chipping Campden as having a good range of services and facilities, as well as being the main social and economic centre in the far north of the district. Despite its large range of shops and services, the town is relatively small in geographic terms and most of the sites are highly accessible from the town centre. Consequently, most of the proposed residential sites would have good access to services and facilities, as well as improving the ability of people employed in the area to live close to

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Criteria	**Interpretation / Analysis**
	their workplace. However, CC_41, CC_51, CC_52 and CC_53 are all located above a 10 minute walk from the town centre and their development would not improve accessibility within the town. Contributions would be sought as part of any new residential development towards the identified social infrastructure needs, which amongst other things include schools and libraries. By improving these facilities, the proposed residential developments would benefit the wider community by improving the level service provision. Contributions could also be sought to help improve the local recreational offer. Development of CC_23E would involve the loss of a well used allotment, which is an important community asset. The SHLAA comments that relocation of the allotment would be required but the alternative location would be further from the town and less accessible to people. Consequently, the relocation of this facility would have an impact on the community's access to allotment provision. However, the feedback from the community engagement events demonstrates that the community would be willing for the allotments to be moved but allotment provision is valued as their joint highest priority. CC_41 would involve the loss of the cricket pitch. However, a scheme would only be considered here if a new and improved cricket facility could be provided in an alternative location. Therefore, development would improve local access to leisure facilities. Similarly, development of CC_48 would involve the loss of some land owned by Chipping Campden School. However, this development would seek to create a new theatre in connection with the school, as well as new classrooms and affordable housing. This would therefore improve educational and cultural facilities within the town. The SELAA identifies two deliverable employment sites, which have a combined area of 2.14 ha. The sites, referenced as CCN_E1 and CCN_E3A in the SELAA, are both located to the far east of the town and are separated from the settlement by several open fields. Development of both of these sites would improve the town's access to employment facilities, albeit in a location that would likely be accessed via private transport. However, both sites are located adjacent to the railway line and the future proposed railway station, which has been identified as being deliverable in the Gloucestershire Local Transport Plan. Accessibility to the proposed employment sites will therefore greatly improve when the proposed station opens.

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CHIPPING CAMPDEN - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The planning application process will ensure that all developments tackle the issue of deprivation and social exclusion, plan to reduce crime and improve the recreational and cultural offer. In summary, each proposed site would enable local housing needs to be met, including the need for affordable housing and different housing types and tenures. Development of CC_23B, CC_23C, CC_23E, CC_38A, CC_40 and CC_48 would have good access to employment, services and facilities. Because of these factors, each of these sites should be graded as 'Green'. However, CC_41, CC_51, CC_52 and CC_53 all suffer from low accessibility to the town centre, although they are closer to the main employment areas of Chipping Campden. For these reasons, these sites should be graded as 'Amber'. Both deliverable SELAA sites would improve access to employment opportunities in the local area. Their development would currently require access via private automobile. However, the new station will greatly improve access to these sites. The development of both sites would help to meet the Council's 'Communities' Strategic Objectives and they should both be graded as 'Green'.
1) How Local Plan Strategic Objective B 'Addressing Environmental Sustainability' can be met	The Strategic Flood Risk Assessment (Level 2) shows that none of the potential residential or employment sites are within the Environment Agency's Climate Change Flood Zones 3a or 3b. The Sequential Test report also found each site to either have 'Low', 'Very Low' or 'Extremely Low' risk of surface water flooding. Consequently, all of the potential residential and employment sites have low flood risk, even in the event of climate change. Planning policies will also ensure that any type of new development would not exacerbate flooding issues in the surrounding areas. Chipping Campden is ranked 6th in the district for its level of community services and facilities and its town centre is ranked 7th in the district for the number and variety of shops. As discussed in detail under Objective E, CC_41, CC_51, CC_52 and CC_53 have less accessibility to the town's services and facilities. CCN_E1 and CCN_E3A also have less accessibility to the town centre, although they are adjacent to the future railway station and the existing employment areas of the town, which will encourage sustainable travel options in future. The remaining sites have excellent access to a large range of services and amenities and are unlikely to produce an increased reliance of private automobiles.

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CHIPPING CAMPDEN - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The Role and Function Study identifies Chipping Campden as having 50% self-containment in terms of the number of people commuting to access employment. This is well above the district and national average and development of any of the proposed residential sites would give people the opportunity to live closer to their workplace. This could potentially further reduce the level of out-commuting, as well as the number of car journeys and the reliance on cars. Similarly, development of either of the potential employment sites would give local people the opportunity to work close to where they live. The planning application process will ensure that all developments minimise their dependence on natural resources and waste, whilst maximising the use of sustainable building materials, recycling, and low carbon and renewable energy solutions. New development would also have to meet set standards for a low dependence on natural resources, including water. Planning policies will also ensure new developments are designed to cope with climate change, including storm events and hotter weather. Furthermore, the planning application process will ensure that regard is paid to the Gloucestershire Waste Minimisation in Development Projects SPD. Financial contributions could also be sourced at the planning application stage towards improving local sustainable transport options. In summary, each potential residential and employment site would involve greenfield development and none of the sites are more preferable in this respect. CC_41, CC_51, CC_52 and CC_53 have less access to services and facilities, although the remaining sites have good accessibility. Furthermore, development of the proposed employment sites would improve local access to jobs and there is potential to reduce out-commuting. None of the sites are on land at risk of flooding and each site would be built to standards for low energy consumption, reliance on natural resources and would be able to adapt to climate change. On balance, apart from CC_41, CC_51, CC_52 and CC_53, development of any of the deliverable residential or employment sites identified in the SHLAA and the SELAA would help to address environmental sustainability issues and should consequently be graded as 'Green'. However due to the relatively low accessibility to services and facilities, CC_41, CC_51, CC_52 and CC_53 should be graded as 'Amber'.
1) How Local Plan Strategic Objective C 'Economy, Employment and Retail' can be met	The Preferred Development Strategy identifies land in the vicinity of Campden BRI as a place where additional workspace for food supply sector businesses will be encouraged. Both employment sites fall within this area.

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CHIPPING CAMPDEN - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The Role and Function study describes the town as having a declining economically active population, which is a threat to the future local economy. Building new affordable houses, accessible to a range of ages, could diversify the makeup of the population, which would serve to strengthen the local economy. In addition, development either employment site would provide new local jobs. Planning policies will be flexible towards changes of use to employment, training and mixed use facilities. Opportunities for home working will also be incorporated into the design of any new development. This will enable young people to take up opportunities within the town and ensure that there is a sufficient economically active population to support the economy. Development of any of the deliverable residential or employment sites would increase the patronage of shops, services and facilities within the town, helping to improve the vitality and viability of the town centre. All of the developments are located on the edge or out of the town centre and none of them prejudice the town centre environment and its attractiveness to tourism, which underpins the local economy. The town is entirely within the AONB, which is recognised within the Strategic Objectives as being contributory to the local economy. The sites are all greenfield development within the AONB. The White Consultant's landscape study reports that some of the sites have greater landscape impact than others. Whilst the study does not recommend against development, it does highlight some issues that would need to be considered and mitigated against if development were to occur. Site CC_53 was categorised in the landscape study as 'high', and Sites CC_23B, CC_23E, CC_51 and CC_52 were categorised as 'high/medium' and therefore the development of them would have a significant adverse effect on the AONB. The remaining sites were medium, medium-low or low. In terms of preserving the economic value of the AONB, development of CC_23B, CC_23E, CC_51, CC_52 and CC_53 would be less favourable than the alternative sites. The SHLAA (2014) reports that CC_23B, CC_23E, CC_51, CC_52 and CC_53 are all Grade 1 agricultural land, although a detailed survey would be required to confirm this. The NPPF states that higher grade agricultural land (Grades 1 - 3a) should be protected for its value as best and most versatile land. A Strategic Objective of the Local Plan is to 'support the provision of traditional agriculture across the district' and the protection of Grade 1 agricultural land

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Criteria	**Interpretation / Analysis**
	was also a priority that came from the site allocations community engagement events. CC_23B, CC_23E, CC_51, CC_52 and CC_53 are therefore clearly less favourable in terms of sustaining the local agricultural economy. In summary, apart from CC_23B, CC_23E, CC_51, CC_52 and CC_53, each residential and employment site supports the Strategic Objective C 'Economy, Employment and Retail' criteria. These sites should therefore all be graded as 'Green'. However, CC_23B, CC_23E, CC_51, CC_52 and CC_53 would all have a high/medium adverse effect on the AONB, and consequently impact on sustainable tourism. They are Grade 1 agricultural land and their development would potentially be detrimental to the provision of traditional agriculture across the district. These sites should therefore be graded as 'Red'.
1) How Local Plan Strategic Objective D 'Housing' can be met	The SHLAA identifies eight deliverable residential sites in Chipping Campden, which would collectively deliver 204 dwellings. The SHLAA Addendum (2014) identifies a further three sites, although the capacities of these were unspecified at the time of writing. A large proportion of the new homes would be affordable homes with a mix of housing types and tenures. This would help to create a balanced and inclusive community within the town. The development of any of the sites would also directly address local housing supply, choice and affordability issues, which would help young people, families and the elderly to remain in the area. The Role and Function Study identifies Chipping Campden as being the main service centre in the far north of the district. As discussed in detail under Objective E, the town is a sustainable location for new housing. However, CC_41, CC_51, CC_52 and CC_53 all have limited access to existing services and facilities due to their remote location from the town centre. The remaining sites all have good access to existing services and facilities. None of the sites have been submitted for the purpose of providing land for gypsy and traveller accommodation. However, their development would not prevent the achievement of the district-wide target of providing suitable land in appropriate locations to provide sufficient pitches for gypsy and traveller accommodation and meeting the needs established through the Gypsy and Traveller Accommodation Assessment. The planning application process will ensure that innovative design is encouraged to meet the needs of communities. This will include maximising opportunities for adaptable lifetime homes, independent smaller units for older and younger people, as well as live-work units.

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Criteria	**Interpretation / Analysis**
	The Preferred Development Strategy sets a provisional target of 160 new dwellings in Chipping Campden for the period April 2011 to April 2031. Since April 2011, there has already been a net gain of 78 dwellings that have either been completed or currently have planning permission. Chipping Campden has a good range of residential sites with more than enough capacity to achieve the housing target. In summary, each site would make a positive contribution to meeting the district's objectively assessed housing need. Apart from CC_23E, CC_23B, CC_41, CC_51, CC_52 and CC_53, each residential site would fully meet the the 'Housing' Strategic Objective criteria and they should all be graded as 'Green'. CC_23E, CC_23B, CC_41, CC_51, CC_52 and CC_53 would also largely help to achieve Objective D. However, they all have limited access to existing services and facilities and should therefore all be graded as 'Amber'. Development of either of the SELAA sites would help to improve the access to local employment opportunities and each of these sites should also be graded as 'Green'.
1) How Local Plan Strategic Objective E 'Travel, Transport and Access' can be met 2) Accessibility to facilities, services, employment, education; Walking, cycling, car	Chipping Campden is ranked 6th in the district within the Role and Function Study's community facilities matrix for its level of service and facility provision. The town has 16 of the 18 categories that each settlement was scored against and the only facilities the town did not have were a petrol station / garage or a hospital. In addition, the town centre is ranked 7th in the district for its size. Due to the small size of the town, a large proportion of the residential sites have excellent accessibility to the town centre where the majority of shops, services and facilities are located. From the residential sites, only CC_23E, CC_23B, CC_41, CC_51, CC_52 and CC_53 are above a 10 minute walk from the town centre. Notwithstanding this, development of any of the residential sites is likely to bring a more diverse, economically active population and there will be new opportunities for employees of Chipping Campden to live close to their place of work, which would reduce commuter journeys. The Role and Function Study also scores Chipping Campden with the highest grade for its level of public transport provision. The town achieves 50% out-commuting, which is lower than the district and national average. The current bus service would enable employees from both employment sites to access their workplace and return home using public transport. In addition, development of any of the potential residential or employment sites would

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Criteria	**Interpretation / Analysis**
	increase the patronage of the bus services, which would further improve their viability and possibly improve the future level of service provision. Financial contributions may also be sought as part of any residential development towards sustainable travel options. Development of any of the potential residential or employment sites would also improve the viability of the town's services and facilities. The Infrastructure Delivery Plan identifies the need for 'social infrastructure', such as school places and library provision. Where there was a need for improvements to such services or facilities, contributions could be sought as part of any potential development and this would improve the wider accessibility to them. Employment provision within the town is mainly provided within the town centre and in the employment estate to the east. The two employment sites are located adjacent to the existing employment areas to the east of the town. This location is not within a reasonable walking distance of most of Chipping Campden's housing or the town centre. However, there may be an opportunity to implement a robust travel plan to maximise car sharing and promote the use of public transport. In addition, the sites are located adjacent to the future railway station, which will provide sustainable access to London and other regional destinations. The topography of Chipping Campden is fairly level, which is ideal for walking and cycling. Contributions could be secured as part of the development of any of the residential or employment sites towards improving pedestrian and cycle facilities within the town. In terms of access to open space, sport and recreational facilities, the Open Space, Sport and Recreation Study identifies that each site is within the catchment area of allotments, a park, provision young people and outdoor sports facilities. However, the sites to the north of the town do not have access to amenity green space and all the sites do not have access to provision for children and only have limited access to natural open space. In summary, Chipping Campden is a sustainable settlement and most of the residential sites have excellent accessibility to shops, services and facilities. However, CC_23E, CC_23B, CC_41, CC_51, CC_52 and CC_53 are located in excess of a 10 minute walk from the town centre and have poor accessibility. The employment sites have less accessibility to the town's facilities, although the shops, services and facilities would be more viable as a consequence of any one of the potential site's development. The town is served by good public transport provision, which is easily accessible from each site. Development of any of the sites would have a positive contribution to the level of public transport

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Criteria	**Interpretation / Analysis**
	provision, services and facilities within the town, increasing accessibility of these services for the wider community. As a result, both employment sites and CC_23E, CC_23B, CC_41, CC_51, CC_52 and CC_53 should be graded as 'Amber'. The remaining residential sites should be graded as 'Green'.
1) How Local Plan Strategic Objective F 'Built Environment, Local Distinctiveness, Character and Special Qualities' can be met 2) How the issue of conserving the historic environment can be addressed at a settlement level	Chipping Camden has many Listed Buildings and a sensitive Conservation Area. The SHLAA identifies CC_38A and CC_48 as being adjacent to the Conservation Area and some Listed Buildings. This by no means precludes development of these sites. Indeed, planning policies will ensure that the setting of the Listed Buildings and the Conservation Area is maintained and enhanced as a consequence of any development. There is therefore an opportunity to improve and add value to the setting of the Conservation Area and a Listed Building through a carefully designed new development. The SHLAA (2014) established that none of the residential or employment sites are located within or adjacent to a Historic Park or Garden, National Trust / English Heritage asset, Scheduled Ancient Monument or Historic Battleground. Consequently, development of any of the deliverable sites would not jeopardise the town's built heritage in this respect. However, the whole town is located within the AONB. The Historic Environment Topic Paper (CDC Draft, 2014) sets out the NPPF requirements that should be used to conserve and enhance built heritage. To help protect, manage and enhance the town's distinctive qualities, a landscape study has been undertaken by White Consultants. The landscape study reports that some of the sites (namely CC_23B and CC_23E) have greater landscape impact than others. Whilst the study does not recommend against development, it does highlight some issues that would need to be considered and mitigated against if development were to occur. Planning policies would ensure that new development is built to a high standard to complement existing buildings and development patterns. However, in terms of protecting the value of the town and its setting within the AONB, the development of CC_23B and CC_23E is clearly less favourable than any of the other residential sites. The potential employment sites would have medium-low landscape impact. In summary, carefully designed high quality development on any of the deliverable residential or employment sites would be required to maintain and enhance the town's character and built environment. There may also be an opportunity to enhance the setting of the Conservation Area and some Listed Buildings through the development of CC_38A and CC_48, although further advice would be needed. Development of CC_23B and CC_23E is less

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Criteria	**Interpretation / Analysis**
	preferable in terms of conserving the setting of the town and its position within the AONB, than the other sites. Consequently, CC_23B and CC_23E should be graded as 'Amber' with the remaining residential and employment sites being 'Green'.
1) How Local Plan Strategic Objective G 'Natural Resources' can be met 2) How natural environment issues can be addressed at a settlement level	The Habitats Regulations Assessment Screening Report (2013) finds that Chipping Campden is further than 15km from any site with a European designated wildlife conservation site. Consequently, none of the potential residential or employment sites would impact on any such designated site. The SHLAA (2014) established that none of the potential residential or employment sites are located within or adjacent to a Site of Special Scientific Interest, Key Wildlife Site, National Nature Reserve, Local Nature Reserve, Ancient Woodland, wooded area or Regionally Important Geological Site. However, the SHLAA does identify some hedgerows and trees within CC_41 that should be retained as part of any developments, as well as trees along Aston Road adjacent to CC_48, which are worthy of are worthy of TPO. These constraints could be addressed within the design of either site. Part of the Natural Resources Strategic Objective involves '*conserving, managing and enhancing the area's high quality natural environment, including the Cotswold AONB*'. As discussed under Objective F, the landscape study undertaken by White Consultants reports that some of the sites (namely CC_23B and CC_23E) have higher landscape impact than others. The White report found the development of CC_23B and CC_23E, CC_51, CC_52 or CC_53 would have a 'High' or 'High-medium' impact. The development of these sites would have a significant adverse effect on the AONB. The sites CC_23C, CC_38A, CC_41 and CC_48 are also susceptible to development and have been evaluated to have a 'Medium' impact. However, the development of the two employment sites were found to only have a 'medium-low' impact. To protect the value of the town's setting within the AONB, the development of CC_23B and CC_23E, CC_51, CC_52 or CC_53 is clearly less favourable than any of the other residential sites. The NPPF directs new development primarily towards brownfield sites. However, there is a severe lack of brownfield land in Chipping Campden and the lack of alternative suitable sites in the town means that greenfield land would be needed to deliver the Preferred Development Strategy's housing and employment targets.

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Criteria	**Interpretation / Analysis**
	The Strategic Flood Risk Assessment (Level 2) show none of the deliverable residential or employment sites to be within the Environment Agency's Climate Change Flood Zone 3a or 3b. Consequently, these sites have low flood risk, even in the event of climate change. Furthermore, planning policies will ensure that flood risk is not exacerbated in the surrounding areas as a consequence of any of the potential site's development. In summary, none of the sites impact on a site that has been designated for wildlife conservation, including sites protected at a European level, and none of the sites are located in an area with high flood risk. Although greenfield development would be needed to deliver the Preferred Development Strategy housing and employments targets, the development of CC_23B and CC_23E, CC_51, CC_52 or CC_53 would have an adverse effect on the AONB. These sites should therefore be graded as 'Red'. CC_23C, CC_38A, CC_41 and CC_48 are less susceptible to development but they would also have a 'Medium' impact. These sites should therefore be graded as 'Amber'. The remaining sites, including the employment sites and CC_40, should be graded as 'Green'.
1) How Local Plan Strategic Objective H 'Infrastructure' can be met	The Infrastructure Delivery Plan - Interim Version (May 2013) (IDP) sets out the infrastructure requirements for Chipping Campden (also see Appendix D for further details). Contributions would be sought as part of any residential development towards the IDP's identified 'infrastructure needs'. The contribution would be set at a level that is proportionate to the scale of the development. In the feedback from the site allocations community engagement (see Appendix A for further details), the community provided comments relating to infrastructure requirements. Key infrastructure priorities that were listed included traffic management throughout the town, notably on Aston Road and within the town centre, as well as new bus stops by the proposed developments. These requirements could be addressed through S106 and CIL contributions, which could be secured through the development of any of the residential sites. The interim IDP also identifies infrastructure needs and reports that there is a local need for sports facilities, open space, community centres, libraries, youth support services, education, the ambulance and police services, primary and secondary health care, the district wide flood risk management measures, new municipal waste facilities and public transport infrastructure. The Open Space, Sport and Recreation Study identifies some social infrastructure requirements. There is a need for a new pocket park in the north of the town to address the issue of a lack of amenity green space in the north

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CHIPPING CAMPDEN - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	of the town. Another pocket park in the east of the town would address the lack of natural open space in this area. Provision is also needed for children and young people and improvements are required to the existing tennis and bowling facilities. The report also identifies that pedestrian and cycle access to existing sport, recreation and open space facilities should be improved. In terms of physical infrastructure, there are no significant issues expected with either water supply or waste water removal. In addition, no improvements would be needed for the gas and electrical infrastructure. "Fastershire" aims to bring fibre broadband to 90% of the County's homes by 2016. Additional funding will be required, but this would be a key piece of infrastructure for the town's economic growth. In conclusion, taking all infrastructure issues into consideration, any shortfalls in infrastructure provision could be addressed through S106 and CIL contributions at the planning application stage. However, no infrastructure constraints have been identified that would favour or limit the development of either site. Consequently, each residential and employment site should be graded as 'Green'.
1) How the Development Strategy (including Settlement Strategy) can be delivered	The Local Plan Consultation Paper: Preferred Development Strategy (May 2013) sets a provisional target of 160 new dwellings in Chipping Campden over the period from April 2011 to April 2031. Since April 2011, a net gain of 78 dwellings have either been built or are committed to be built. The remaining eight deliverable SHLAA (2014) sites without planning permission have potential to deliver a further 204 dwellings. The SHLAA Addendum (2014) identifies a further three sites, although the capacities of these were unspecified at the time of writing. The SHLAA Viability Report (POS Enterprises, May 2014) sets seven typologies that each SHLAA site falls within. All of the residential sites fall within either typology 1, 5 or 6, which were all found to be viable. In addition, all of these typologies remained viable when different scenarios for worsening economic conditions were tested. The SELAA (2014) identifies two deliverable employment sites in Chipping Campden. Paragraph 5.5 of the SELAA Viability Report identifies that '*a number of proposed sites are already partially or wholly serviced and much of this cost has already been written off. This includes the sites which are extensions of existing business or industrial parks.* ' This is the case with CCN_E1.

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Criteria	**Interpretation / Analysis**
	In this instance, the absence of the cost of inputting servicing and the existing access makes the site viable. However, the report goes on to state that it is likely to be operators who need a building that meets their specific requirements who will take up the development plots. A speculative development that is built for rent or sale is unlikely to be viable. The report goes on to say in paragraphs 5.3 and 5.4 that '*the most important consideration is that the majority of sites have a special value to a particular person that enables development, or there are reasons why a developer or landowner would bring forward a site at a discounted value.* *It is clear that there is little market for development land and that a number of sites have been, or will be, developed by people whose prime motivation is to enhance their own business rather than just to make development profits*.' This is the case for CCN_E3A, where the site is proposed to be developed by Campden BRI, who wish to expand their existing business. In summary, although the Preferred Development Strategy target is only provisional, the total number of dwellings that have been completed, have planning permission or have been identified in the SHLAA is 122 dwellings above the target. There are eight potential residential sites of varying capacity and there is sufficient capacity for a choice to be made between the sites. In terms of deliverability and viability, the residential sites should all be scored as 'Green'. Both employment sites are also viable and deliverable and would help contribute to meeting the local employment need. Consequently, both of these sites should also be graded as 'Green'.
1) How traffic and highways issues can be addressed at a settlement level	The Site Allocations community engagement feedback identifies a parking issue within the town centre, various traffic management issues within the town, speeding on Aston Road and new bus stops adjacent to new developments as a priority. In addition, the Economy and Retail Refresh Study (2012) reported that '*Traffic flows within the town centre are relatively high. Although High Street has a very narrow road width in places and is the main retail area, it is also an important through route. The flow of traffic is often slow and is commonly impeded by pedestrians crossing the road, cars manoeuvring in and out of*

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Criteria	**Interpretation / Analysis**
	parking spaces, and so on. Traffic flows are also regularly obstructed for sustained periods by delivery lorries, which double park next to parked cars to access their respective shops. Pedestrian flows within the town centre are continually high, even out of the main tourist season and a vibrant bustling atmosphere is maintained all along High Street.' Whilst development of any of the sites would make the town centre more viable and vibrant, an increase in shoppers would undoubtedly generate additional traffic and congestion. Notwithstanding this, contributions could be sought as part of any of the proposed residential developments to develop a solution to speeding and town centre parking and congestion issues. Cotswold District Council have commissioned a Transport Assessment which will inform the emerging Local Plan and fully identify any highway issues that may prevent the development of any of the proposed sites at a strategic level. Paragraph 32 of the NPPF sets out that "*Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe*". In summary, each potential residential and employment site should be given a 'Green' grade as there are no highway / traffic specific highway issues that could not be overcome as part of their development.
1) Other Potential Designations / uses / allocation	The current Cotswold District Local Plan 2001-2011 (Policy CHI.3) has an allocation for a public car and coach park at Wold's End Orchard, Chipping Campden.

C.5 Cirencester

C.8 Sites assessed : (NB Although this Site Allocations document assesses the non-strategic sites in the District, the sites that comprise the Chesterton Strategic Site, C_75, C_84B and C_111, CIR_E4, are discussed in the analysis of evidence below.

C_17	CIR_E6
C_39	CIR_E10
C_76	CIR_E11
C_82	CIR_E12
C_89	CIR_E13
C_97	CIR_E14
C_101A	CIR_E20
C_174	

CIRENCESTER - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
1) How Local Plan Objective A 'Communities' can be met	The SHLAA (2014) identifies 10 deliverable residential sites in Cirencester with a combined capacity of 2,634 dwellings. The SHLAA addendum (2014) identifies a further two sites that could deliver 24 additional dwellings. If allocated, each of these sites would contribute towards creating affordable homes with a mix of housing types and tenures, which would help to create balanced and inclusive communities within the town. In addition, development of any of these sites would help to address supply, choice and affordability issues, which would also help young people and families to stay in their local area. Furthermore, the development of any of the potential residential sites would improve the ability of locally employed people to live close to their workplace. The SELAA (2014) identifies 12 deliverable employment / retail sites with a combined capacity of 37.2 hectares of potential development land. Three of these sites have extant planning permissions for employment development. Development of any of the remaining sites would improve local access to jobs and services and would promote economic growth and diversification within Cirencester. Their development would also improve local access to facilities and jobs. Many of these sites are poor quality brownfield land and their redevelopment would help help to create an environment with limited opportunities for crime.

C Settlement Evidence Analysis

CIRENCESTER - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The development of C_76 would involve the loss of land currently used as part of a school, which is an important community asset. The site allocations community engagement feedback comments that the school playing field should not be developed. In addition, the Purley Road site (C_89) is an important local recreational space and its development would reduce the recreational offer in this area. Its protection was also identified as one of the priorities of the site allocations community engagement feedback. Similarly, Paternoster House (C_82) would lose nursing care facilities in the local area and ensuring there is good provision for elderly care in town was another priority of the community engagement feedback. Although the loss off the Magistrates Court (C_101A) would be offset by improved provision elsewhere within the County, its loss would mean local people would have to travel further to access this facility. It could be argued that the Social Club (C_173) is also a community facility that would be lost. However, this facility has now closed and the site is now out of use, so new housing development would bring the land back into use. Likewise, the Austin Road Flats (C_39) and Paterson Road Flats (C_174), which currently provide existing affordable housing, would be replaced by new and improved affordable housing. The development of CIR_E10, CIR_E13 or CIR_E14 would involve the loss of town centre parking provision, which is a key issue identified in the site allocations community engagement feedback. The development of the remaining SHLAA and SELAA sites would not involve the loss of any community facilities. Each SHLAA site and SELAA site is within a highly sustainable location with good access to jobs, services and amenities. Notwithstanding any potential loss of a community facility, residential development on any of the proposed SHLAA sites would generate financial contributions that could be channelled towards improving community facilities elsewhere. This would benefit the wider community's level of service provision. The planning application process will ensure that all developments tackle the issue of deprivation and social exclusion, plan to reduce crime and improve the recreational and cultural offer. In summary, development of any of the deliverable residential sites in Cirencester would help to meet local housing needs, including the need for affordable housing and different housing types and tenures. Each site has good access to employment, services and facilities. Furthermore, the

Settlement Evidence Analysis C

CIRENCESTER - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	development of any of the residential sites would generate contributions towards improving community facilities elsewhere in the town. However, the development of C_76, C_82, C_89 and C_101A would result in the loss of local community facilities. Similarly, the loss of CIR_E10, CIR_E13 or CIR_E14 would involve the loss of town centre parking provision. These sites should therefore be graded as 'Amber'. The remaining sites should all be graded as 'Green'.
1) How Local Plan Strategic Objective B 'Addressing Environmental Sustainability' can be met	As discussed in Objective E, Cirencester is the most sustainable location for new development in the District, owing to its level of employment, service and facility and public transport provision. Each residential and employment site has good access to these facilities. Furthermore, development of any of the sites would contribute to giving the town's workforce the opportunity to live close to their workplace. The Role and Function Study scores Cirencester with the highest grade of public transport in the District. Each site is within a short walk of good bus links into the town centre. In addition, the strategic site at Chesterton would also incorporate facilities for bus links into the town centre. Consequently, each site has good walking access to sustainable travel options. The planning application process will ensure that all developments minimise the amount of waste produced, whilst maximising the use of sustainable building materials, recycling, and low carbon and renewable energy solutions. New developments will also have to meet set standards for achieving a low dependence on natural resources, including water. In addition, planning policies will also ensure new developments are designed to cope with climate change, including storm events and hotter weather. Furthermore, the planning application process will ensure that regard is paid to the Gloucestershire Waste Minimisation in Development Projects SPD. Financial contributions could also be sourced as at the planning application stage towards improving local sustainable transport options. The Strategic Flood Risk Assessment (Level 2) shows that a small part of CIR_E11 is within the Environment Agency's Climate Change Flood Zones 3a and 3b. In addition, 40% of CIR_E14 is within Climate Change Flood Zone 3a. Development would not be permitted on areas of land that have high flood risk, but this does not stop the areas of these sites with low flood risk from being developed going forward.

C Settlement Evidence Analysis

CIRENCESTER - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The Sequential Test report (JBA 2014) found 30% of C_89 to be within Climate Change Flood Zone 3a and 80% to be within Flood Zone 2. The report recommends sequential planning on this site. This report also found that C_39 had a medium risk of surface water flooding, although the sequential test is not recommended for this site. The remaining sites are not identified as being at risk of flooding. In addition, planning policies will ensure that any type of new development would not exacerbate flooding issues in the surrounding areas. The NPPF makes clear that new development should be directed primarily towards brownfield sites. C_17, C_39, C_82, C_97 and C_101A are all brownfield land and are therefore more favourable in this respect. However, their combined capacity adds up to 54 dwellings, leaving a further 2,433 dwellings to allocate after the number of completed and committed dwellings have been deducted from the housing target. If the Strategic Site (C_75) and all of the brownfield sites were allocated for residential development, development on the remaining residential greenfield sites could be avoided. With regard to employment development, there is sufficient deliverable brownfield land to meet the employment target without building on greenfield sites. In summary, each potential residential and employment site is in a sustainable location, with good access to sustainable transport options, services and facilities and employment. In addition, development of any of the sites would improve peoples' ability to live close to their workplace. Each site would be built to standards for low energy consumption, reliance on natural resources and the buildings would be able to adapt to climate change. However, C_89 would need to undertake the Sequential Flood Test and C_39 has a medium risk of flooding from other sources. In addition, parts of CIR_E11 and CIR_E14 are within areas with higher flood risk. Development would not be acceptable on land at risk of flooding and these sites should all be graded as 'Red'. If the Strategic Site (C_75) were to be developed, there would be sufficient additional brownfield land to accommodate the housing requirement without building on greenfield land. C_76, C_84B and C_111 are all greenfield residential sites and should be graded as 'Amber'. The remaining residential sites would all help to fully achieve the 'Addressing Environmental Sustainability' Strategic Objective and they should all be graded as 'Green'. Similarly, with regard to employment sites, if the Strategic Site were to be allocated, there would be sufficient brownfield land to meet the employment requirement. CIR_E10, CIR_E12, CIR_E13 and CIR_E20 should all be graded as 'Green', with the remaining employment sites being graded as 'Amber'.

Settlement Evidence Analysis C

CIRENCESTER - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
1) How Local Plan Strategic Objective C 'Economy, Employment and Retail' can be met	The Role and Function Study found that there is an opportunity for Cirencester's economy to grow as there are a higher portion of jobs in growth employment sectors. Allocation of any of the potential employment sites would help to support and strengthen the resilience of the local economy by providing land for businesses to establish and grow. An aim of Strategic Objective C is to allocate new employment land in Cirencester and each potential employment site identified in the SELAA would help to achieve this. Development of any of the residential sites would not involve the loss of any employment land. Their development would also help to address the town's declining economically active population by creating new affordable homes, accessible to a range of ages. Planning policies will be flexible towards changes of use to employment, training and mixed use facilities. Opportunities for home working will also be incorporated into the design of any new development. This will assist young people to take up opportunities within the town and ensure that there is a sufficient economically active population to support the economy. Development of any of the sites would increase the patronage of local shops, services and facilities, helping to improve the town centre's vitality and viability. Each site is located outside the commercial centre boundary and their development would not prejudice the town centre's retail function. In addition, the redevelopment of C_17,C_101A, CIR_E10, CIR_E12, CIR_E13, or CIR_E14 would contribute positively towards enhancing the town centre environment to create a pleasant shopping experience, as well as making the town more attractive to tourists. The AONB is recognised within the Strategic Objectives as being contributory to the local economy. None of the residential sites are within the AONB, but the employment site CIR_E6 is. Furthermore, the White Report finds that development of this site would have a high-medium impact, which is discussed in more detail under Objectives F and G. The SHLAA reports that parts of C_75/CIR_E5 and C_111 are Grade 2 and 3 agricultural land, although a detailed survey is required. C_84B is also Grade 3 agricultural land and also requires a detailed survey, although this site is not in productive agricultural use. The NPPF states that high grade agricultural land should be protected for its value as best and most versatile land. A Strategic Objective of the Local Plan is to 'support the provision of traditional agriculture across the District'. The development of C_75 and C_111 would therefore have a detrimental impact on local agriculture.

C Settlement Evidence Analysis

CIRENCESTER - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	In summary, apart from CIR_E6 and C_75, each of the potential residential, retail and employment sites would contribute towards achieving the Strategic Objective C 'Economy, Employment and Retail' criteria and they should all be graded as 'Green'. However, the development of CIR_E6 would have an adverse impact on the AONB and the development of either of CIR_E6 and C_75 would negatively impact on the provision of traditional agriculture within the district. C_75 should therefore be graded as 'Amber' and CIR_E6 should be graded as 'Red'.
1) How Local Plan Strategic Objective D 'Housing' can be met	The SHLAA identifies 10 deliverable residential sites in Cirencester that would collectively deliver 2,634 dwellings. The SHLAA addendum (2014) identifies a further two sites that could deliver 24 an additional dwellings. Development of any of these sites would create new affordable homes with a mix of housing types and tenures, which would help to create a balanced and inclusive community within the town. In addition, the development of any of the sites would directly address local supply, choice and affordability issues, which would help young people, families and the elderly to remain in the area. The Preferred Development Strategy ranks Cirencester 1st in the District in terms of its social and economic sustainability. Consequently, the town is a very sustainable location for new housing. As discussed in detail in Objective E, each site has good accessibility to shops, services and facilities. In addition, development of any of the employment sites would increase the access of the town's existing housing to employment opportunities. The planning application process will ensure that provision is made for gypsies and travellers, as well as encouraging innovation to meet the needs of communities. The Preferred Development Strategy sets a provisional target of 3360 new dwellings in Cirencester for the period April 2011 to April 2031. Since April 2011, there has already been a net gain of 873 new dwellings that have either been completed or are committed to be built. There are sufficient deliverable residential sites to enable the provisional housing target to be achieved. In summary, each site would make a positive contribution to meeting the District's objectively assessed housing need. The development of any of the potential residential sites would further improve local access to affordable housing, creating a balanced and inclusive community within the town, and each residential site should therefore be graded as 'Green'.

Settlement Evidence Analysis C

CIRENCESTER - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
1) How Local Plan Strategic Objective E 'Travel, Transport and Access' can be met 2) Accessibility to facilities, services, employment, education; Walking, cycling, car	The Preferred Development Strategy ranks Cirencester 1st in the District for its level of social and economic sustainability. The Role and Function Study reports that there are 321 retail units within the town centre, 19 of which are convenience stores and the town is the main service centre in the district. As a whole, the town has excellent access to services, facilities and shops and Cirencester is a sustainable location for new housing and employment development. In terms of each individual site's access to shops, services and facilities, C_17, C_82, C_89, C_97 and C_101A are within a 5 minute walk of the town centre and C_39 and C_174 are within a 10 minute walk. C_76, C_84B and C_173 are all in excess of a 10 minute walk of the town centre. However, C_76 is with a 5 minute walk of the convenience store on Countess Lilias Road and also the local shops on Chesterton Road and C_84B is within a 10 minute walk of these stores. C_173 is also within a 5 minute walk of the Budgens convenience store, which forms part of the Shell Garage on Chesterton Lane, as well as the Lidl supermarket on Midland Road. A large part of the Strategic Site (C_75 and C_111 / CIR_E5) is within a 10 minute walk of the town centre. However, this site would incorporate a neighbourhood centre to meet the day-to-day needs of people living and working within the site. Improve pedestrian linkages between this site and the town centre is also a goal of the Preferred Development Strategy. With regards to the employment sites, CIR_E10, CIR_E12, CIR_E13, CIR_E14 are all within a 5 minute walk of the town centre. CIR_E4A, CIR_E11 and CIR_E20 are all above a 10 minute walk from the town centre. However, CIR_E11 is within a 5 minute walk of the Shell Garage on Chesterton Lane, as well as the Lidl supermarket on Midland Road and CIR_E4A is within a 10 minute walk of these facilities. CIR_E11 is also within a 5 minute walk of the Tesco Extra supermarket and the new Aldi store on Cricklade Road. The Role and Function Study scores Cirencester with the highest grade for its level of public transport provision. Each residential and employment site that is more than a 10 minute walk from the town centre is within a 5 minute walk of a bus stop offering a good level of access to the town centre. A high standard of bus penetration within the Strategic Site (C_75, C_111 / CIR_E5) will ensure that convenient access to public transport services is achieved within the new development, linking the site with the town centre and destinations beyond the site.

C Settlement Evidence Analysis

CIRENCESTER - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	Financial contributions may also be sought as part of any residential development towards sustainable travel options. In addition, development of any of the potential residential or employment sites would increase the patronage of bus services, which would contribute to improving their viability and possibly improving the future level of service provision. Development of any of the potential residential or employment sites would also improve the viability of the town's services and facilities. Contributions could be secured as part of the development of any of the residential or retail sites towards social infrastructure, such as school facilities or community halls. This would improve the wider community's access to these services and facilities. Development of any of the potential employment sites would also provide local employment opportunities, which would provide opportunities for local people to work close to their homes. Similarly, development of any of the residential sites would provide opportunities for people working in the town to live closer to their workplace. Cirencester is relatively flat, which is ideal for walking and cycling to and from the town centre. Contributions could be sought as part of any of the proposed developments towards improved cycle and pedestrian facilities. In terms of access to open space, sport and recreational facilities, the Open Space, Sport and Recreation Study identifies that most sites are within within the catchment area of allotments (although there are deficiencies in the west of the town, affecting the Strategic Site), natural open space, parks, amenity green space, provision for children (although there are deficiencies with park facilities, amenity green space and provision for children in the east of the town affecting C_39 and C_174) and outdoor sports facilities. However, there are deficiencies in the north and east of the town for provision for young people, which affects C_39 and C_174. In summary, each residential and employment site has good accessibility to shops and public transport. However, C_39 and C_174 have low accessibility to a number of open space, sport and recreational facilities. These two sites should therefore be graded as 'Amber'. The remaining sites all have excellent access to services and facilities and they should all be graded as 'Green'.
1) How Local Plan Strategic Objective F 'Built Environment,	Planning policies will ensure that development of any of the sites would conserve and improve the town's built environment, local distinctiveness, character and special qualities. Furthermore, archaeological investigative work

Settlement Evidence Analysis C

CIRENCESTER - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
Local Distinctiveness, Character and Special Qualities' can be met 2) How the issue of conserving the historic environment can be addressed at a settlement level	would be a requirement of many of the planning applications. Such works would improve the understanding of the historic town at a settlement wide level. The SHLAA (2014) established that none of the residential or employment sites are located within or adjacent to a Historic Park or Garden, National Trust or English Heritage asset or Historic Battleground. Consequently, development of any of the deliverable sites would not jeopardise the town's built heritage in these respects. The Historic Environment Topic Paper (CDC Draft, 2014) sets out the NPPF requirements that should be used to conserve and enhance built heritage. To help protect, manage and enhance the town's distinctive qualities, a study of land surrounding the main 'sustainable settlements' within the District has been undertaken by White Consultants. The landscape study reports that development of C_111 would have a 'High' impact as the site has open parkland character and any new development would have a negative impact on the setting of the Cranhams, which is a Grade II Listed Building. The site also has close proximity with a Scheduled Ancient Monument. Any development on CIR_E6 was also found to have a 'High-Medium' impact due to the site's parkland character, relationship with adjacent historic buildings and location within the AONB. This site should therefore be graded as 'Red'. C_84B was found to have a 'Medium' due to the site's function as a buffer between existing housing and commercial development. The site also has hedges and trees, which have good value, helping to form part of the rural approach to Cirencester. The development of CIR_E5 was also found to 'Medium' impact for a number of reasons, such as the site's size and location within open countryside, the impact on Listed Buildings and the presence of a Scheduled Ancient Monument. However, rather than large industrial buildings, finer grain mixed use developments that are integrated with housing are said to be more appropriate. Development on C_75 was found to have 'Medium/Medium Low' impact for broadly the same reasons as CIR_E5. These sites should therefore be graded as 'Amber'. The other remaining residential and employment sites are within Cirencester's development boundary and were not assessed in the White Report. However, the SHLAA identifies that C_17 is within Cirencester's Conservation Area and is adjacent to a Listed Building. However, this site is recognised as having low

C Settlement Evidence Analysis

CIRENCESTER - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	aesthetic quality and redevelopment of this site with high quality new development would have a positive contribution to the Conservation Area. This site should therefore be graded as 'Green'. C_82 is also within the Conservation Area and the majority of the site is a Scheduled Ancient Monument. The SHLAA also comments that there are also potential archaeology constraints. However, the site's existing building is of poor quality and providing full archaeological and ground works investigations established that a replacement building is feasible, the redevelopment of this building may be possible. This site should therefore be graded as 'Amber'. C_76 and C_89 are both important local green spaces. C_76 has several TPOs, which were contributory to the site previously being refused planning permission. This site should therefore be graded as 'Amber'. In addition, the majority of C_89 is a Scheduled Ancient Monument and the SHLAA identifies the site as potentially having archaeological issues, as well as being within the Conservation Area. This is a severe constraint and site should therefore be graded as 'Red'. C_97/ CIR_12 faces similar issues of being within the Conservation Area and part of the site is a Scheduled Ancient Monument. However, again, the existing building is now vacant and is suitable for conversion or redevelopment. Any new development would need to be limited to the existing building footprint, as the wider site functions as an important public car park. This site should therefore be graded as 'Amber'. The Magistrates Court (C_101A) is also within the Conservation Area and is in the setting of a number of Listed Buildings. The SHLAA also identifies that the site has potential archaeology issues. However, this building is of poor quality and, providing archaeological and ground works investigations find a replacement building is feasible, the redevelopment of this site may be possible. C_101A should therefore be graded as 'Amber'. The Forum Car Park (CIR_E10) is a Scheduled Ancient Monument within the Conservation Area. The SHLAA also identifies the site as having archaeological issues. However, the site currently contributes poorly to the Conservation Area. Ground and archaeological investigations found that development was feasible, the new high quality development would be acceptable. A similar situation exists with the Waterloo Car Park (CIR_E14) and the Sheep Street Island site (CIR_E13), although the later site also contains the listed former station building. These sites should therefore all be graded as 'Amber'.

Settlement Evidence Analysis C

CIRENCESTER - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	No built or historic environmental constraints have been identified with C_39, C_84B, C_173, C_174, CIR_E4A, CIR_E11 or CIR_E20. High quality development on any of these sites would contribute positively to Cirencester's built environment, local distinctiveness, character and special qualities and the sites should all be graded as 'Green'.
) How Local Plan Strategic Objective G 'Natural Resources' can be met 2) How natural environment issues can be addressed at a settlement level	The Habitats Regulations Assessment Screening Report (2013) finds that development of any of the sites in Cirencester may have an affect on a European designated conservation site. The nearest sites are North Meadow and Clattinger Farm SAC, Rodborough Common SAC and Cotswold Beechwoods SAC, which all lie around 7-10km from the town. There would be no direct physical effects or non-physical disturbance associated with construction. However, there may be effects associated with air pollution, interruption to hydrological regimes and increased recreation pressure. More testing is required to calculate the level of threat. The SHLAA (2014) established that none of the potential residential or employment sites are located within or adjacent to a Site of Special Scientific Interest, Key Wildlife Site, National Nature Reserve, Local Nature Reserve, Ancient Woodland or Regionally Important Geological Site. However, some Tree Preservation Orders are identified on C_76, which were contributory to a previous planning application being refused. The SHLAA also highlights a potential biodiversity constraint with this site. In addition, C_111 has a pond, which may limit the extent of its development. The area of the pond has been excluded from the housing capacity calculation used within the SHLAA. Part of the Natural Resources Strategic Objective involves '*conserving, managing and enhancing the area's high quality natural environment, including the Cotswold AONB*'. As discussed under Objective F, the White Report found CIR_E6 to be within the AONB and to have a high-medium landscape impact. The report also comments that C_75 has potential biodiversity value from woodland belts and the existing farmland and trees. C_111 was also found to have well-treed boundaries around the grassland, which have biodiversity value. No biodiversity issues have been identified with any of the other sites. Land is a key natural resource and the NPPF directs new development primarily towards brownfield sites. C_17, C_39, C_82, C_97, C_101A, CIR_E10, CIR_E11, CIR_E12, CIR_E13, CIR_E14 and CIR_E15 are all brownfield sites and are therefore more preferable in this respect.

C Settlement Evidence Analysis

CIRENCESTER - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The Strategic Flood Risk Assessment (Level 2) shows that a small part of CIR_E11 is within the Environment Agency's Climate Change Flood Zones 3a and 3b. In addition, 40% of CIR_E14 is within Climate Change Flood Zone 3a. Development would not be permitted on areas of land that have high flood risk, but this does not stop the remaining parts of the site from coming forward. The Sequential Test Report (JBA 2014) found 30% of C_89 to be within Climate Change Flood Zone 3a and 80% to be within Flood Zone 2. The report recommends sequential planning on this site. The same Report also found that C_39 had a medium risk of surface water flooding, although the sequential test is not recommended for this site. The remaining sites are not identified as being at risk of flooding. In addition, planning policies will ensure that any type of new development would not exacerbate flooding issues in the surrounding areas. Contributions could be sought as part of the development of any of the sites towards addressing environmental issues within the town. In summary, further investigations are required to establish whether any of the residential or employment sites impact on a European designated wildlife site. However, none of the sites directly impact on a site that has been designated for any other type of wildlife conservation, although CIR_E6 is within the AONB and its development is found to have a high impact within the White Report. This site should therefore be graded as 'Red'. In addition, CIR_E14, C_39 and C_89 are all sites with higher flood risk and they should all be graded as 'Red'. C_76 has TPOs and biodiversity constraints that were a contributing factor to a previous planning application refusal. This site should also therefore be graded as 'Red'. C_75 / CIR_E5, C_84B, C_89, C_111 and C_E4A are all greenfield sites and C_75 has some identified potential biodiversity constraints, in addition to the potential impact on a European site. These sites should also all be graded as 'Red'. The remaining sites should all be graded as 'Amber' as they are brownfield sites and their development would have low impact on natural resources, although their development could potentially impact on a European designated wildlife conservation site.
1) How Local Plan Strategic Objective H 'Infrastructure' can be met	The feedback from the site allocations community engagement (see Appendix A for further details) provides comments relating to the community's infrastructure priorities. High priorities included ensuring there is adequate parking infrastructure surrounding new developments. Comments were also

CIRENCESTER - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	raised regarding the need for improvement to the general level of transport infrastructure within the town. Furthermore, flooding, particularly in the City Bank flood plain area, was also identified as a high priority. Medium priorities included the protection of green infrastructure, particularly the school playing field at Chesterton Primary School (C_76) and the open space at Purley Road (C_89). Social infrastructure was also identified as requiring improvement, as the feedback commented that the loss of the community facilities at C_173 would need to be replaced. The Infrastructure Delivery Plan - Interim Version (May 2013) (IDP) sets out the infrastructure requirements for Cirencester (also see Appendix D for further details). The Interim IDP identifies the need for sports facilities, open space, community centres, libraries, youth support services, education, the ambulance and police services, primary and secondary health care, the district wide flood risk management measures, contributions to municipal waste facilities and public transport infrastructure. Upgrades to the water supply and drainage systems may also be required, as well as upgrades to the electricity distribution substations and low voltage mains will be required within the Chesterton development (C_75). The Strategic Flood Risk Assessment (Level 2) shows that a small part of CIR_E11 is within the Environment Agency's Climate Change Flood Zones 3a and 3b. In addition, 40% of CIR_E14 is within Climate Change Flood Zone 3a. Development would not be permitted on areas of land that have high flood risk, but this does not stop the remaining parts of the site from coming forward. The Sequential Test Report (JBA 2014) found 30% of C_89 to be within Climate Change Flood Zone 3a and 80% to be within Flood Zone 2. The report recommends sequential planning on this site. The same Report also found that C_39 had a medium risk of surface water flooding, although the sequential test is not recommended for this site. The remaining sites are not identified as being at risk of flooding. In addition, planning policies will ensure that any type of new development would not exacerbate flooding issues in the surrounding areas. The Open Space, Sport and Recreation Study identifies some social infrastructure requirements. There is a need for new allotments, as well as new amenity green space provision in the east of the town. Four amenity green space sites are also identified as being in need of improvements. To rectify

C Settlement Evidence Analysis

CIRENCESTER - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	this, the study suggests that a new park could be provided in the east of the town. Furthermore, the need for additional facilities for children has been identified, potentially in Cirencester Park and in South Stratton. "Fastershire" aims to bring fibre broadband to 90% of the County's homes by 2016. Additional funding will be required, but this would be a key piece of infrastructure for the town's economic growth. Contributions would be sought as part of any residential development towards the IDP's identified 'infrastructure needs', as well as those identified by the community and within the Open Space Sport and Recreational Study. The contribution would be set at a level that is proportionate to the scale of the development. New green space would also be provided as part of the development of any of the large residential sites. In conclusion, the development of C_89 would lose important green infrastructure that serves the community as a recreational space. This site should therefore be graded as 'Red'. Development of any part of Chesterton Primary School C_76 would also erode a key piece of social infrastructure and this site should also be graded as 'Red'. The development of CIR_E10, CIR_E13 or CIR_E14 would lose town centre parking provision. It is difficult to see how this loss can be offset and these sites should therefore also be graded as 'Red'. As C_97/CIR_E12 involve the redevelopment of the existing building and would not involve the loss of public car parking capacity within the town centre, the site should be graded as 'Green'. Any shortfalls in infrastructure provision in the remaining sites could be addressed through S106 and CIL contributions at the planning application stage. However, no infrastructure constraints have been identified that would favour or limit the development of any of these sites. Consequently, each of the remaining residential and employment sites should be graded as 'Green'.
1) How Local Plan Strategic Objective I 'Cirencester' can be met	The SHLAA (2014) identifies 10 sites with a combined capacity of 2,634 dwellings. The SHLAA addendum also (2014) identifies a further two sites that could deliver a 24 more dwellings. If allocated, each of these sites, together with the 873 dwellings that have either been completed or have been committed to be built, would contribute towards ensuring that Cirencester meets a substantial portion of the District's housing requirement. The SELAA (2014) identifies 12 employment / retail sites that have a combined capacity of 37.2 hectares of potential development land. Even if only a portion of these sites were developed, they would still contribute significantly towards

CIRENCESTER - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	ensuring that Cirencester meets a substantial portion of the district's employment requirement. The new employment and retail land will also provide new opportunities for businesses to flourish. High quality development of C_17, C_97/CIR_E12, C_101A and CIR_E13 would make a significant positive contribution towards improving Cirencester's town centre environment. Furthermore, planning policies would enable contributions to be secured as part of any residential or retail development. These could be channelled towards improvements within the town, such as to the town centre environment, parking, sustainable modes of transport, accessibility within the town, as well as connections between the town centre and other neighbourhoods and significant new developments. As the number of houses in Cirencester grows in future, there will be an increased demand on the amount of parking provision within the town centre. Consequently, there is a need to protect the existing level of parking provision. The redevelopment of the buildings on CIR_E12 would not lose any parking capacity. Similarly, the SHLAA comments that there is an opportunity for a mixed use development on CIR_E13 that incorporates a parking scheme. However, the development of CIR_E10 and CIR_E14 would both result in the loss of town centre parking provision. The severity of this loss means that these sites should be graded as 'Red'. As discussed in detail under Objectives F and G, the development C_39, C_75, C_76, C_84B, C_89, C_111, CIR_E4A, CIR_E5, CIR_E6 and CIR_E14 would have a negative impact on Cirencester's historic or natural environment. These sites should therefore all be graded as 'Red'. For similar reasons, the remaining sites should all be graded as 'Amber'.
1) How the Development Strategy (including Settlement Strategy) can be delivered	Cirencester's Preferred Development Strategy sets a provisional target of 3,360 dwellings for the period between April 2011 and April 2031. Since the beginning of the period, 873 dwellings have already either been completed or have been committed to be built within the town, which leave a further 2,487 dwellings to be allocated. The SHLAA (2014) identifies 10 deliverable residential sites with a combined capacity of 2,634 dwellings. The SHLAA addendum (2014) identifies a further two sites capable of delivering a further 24 dwellings. This means there is sufficient deliverable land to achieve the town's housing target.

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Criteria	**Interpretation / Analysis**
	Development of any of the residential or employment sites would also contribute towards the goal of ensuring Cirencester strengthens its position as the main service and employment centre within the district. The residential sites will also provide many new affordable homes, helping economically active people to remain within or relocate to the town, which is another goal of the Strategy. Planning policies will ensure that economic development is closely related to the provision of housing. This would be most apparent with the development of the Strategic Site at Chesterton (C_75), where 9 hectares of employment land would be provided alongside 2,500 houses. No deliverable residential sites are located on any of the existing employment sites identified as requiring protection within the development strategy. Indeed, the proposed development of CIR_E4A and CIR_E20 would actually strengthen the employment role of Love Lane Industrial Estate, which again is identified in the Development Strategy. The Development Strategy also encourages the redevelopment of the Memorial Hospital and Sheep Street Island sites. These sites are identified as being deliverable in the SELAA, although Sheep Street Island has land assembly issues due to the site's multiple ownership. Development of any of the potential residential or employment sites would increase the patronage of the town centre, helping to maintain a varied shopping offer with a locally distinctive shopping experience. However, other than the car park sites (CIR_E10, CIR_E13 or CIR_E14), which would lose vital town centre parking, no other town centre retail sites have been identified within the SELAA. Contributions could be sought from any of the proposed residential developments towards the realisation of community projects that have been identified in the Development Strategy. The ambition to improve linkages between the town centre, the amphitheatre and Chesterton, in particular, would be facilitated by the development of C_75. The SHLAA Viability Report (POS Enterprises, May 2014) sets 7 typologies that each SHLAA site falls within. The residential sites fall within typologies 1, 2, 3, 6 and 7. Typology 3 is for brownfield sites above 10 dwellings with 50% affordable housing and abnormals, such as demolition and clean-up costs. This typology was found to be viable in current market conditions. However, if the residual land value were to be decreased by 10%, if building costs were to increase by 25% or if the required profit margin were to increase from 20%

CIRENCESTER - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	to 25%, this type of site would no longer be viable. The remaining sites were all found to be viable. In addition, all of these typologies remained viable when different scenarios for worsening economic conditions were tested. A separate detailed viability exercise has been commissioned by the Council to establish whether the Strategic Site at Chesterton (C_75) is viable. However, if it were viable, this site, together with the remaining residential sites, would all contribute towards achieving Cirencester's Development Strategy. Each residential site should therefore be graded as 'Green'. There are nine remaining deliverable SELAA (2014) sites without extant planning permissions. Development of any of these sites would help to meet the town's future employment need. Paragraph 5.5 of the SELAA Viability Report comments that '*a number of proposed sites are already partially or wholly serviced and much of this cost has already been written off. This includes the sites which are extensions of existing business or industrial parks.* ' This is the case with CIR_E4A, CIR_E11 and CIR_E20. The development of CIR_E6 would also involve a development in association with the Royal Agricultural University and would, in effect, be an extension of this site. The development of these sites would contribute towards achieving Cirencester's Development Strategy and they should therefore be graded as 'Green'. Paragraph 5.7 goes on to state that "*5.7 The Chesterton Farm development proposals at Cirencester are one of the main employment allocations. Here, the provision of employment land is part of scheme for a much larger residential development, necessary to make the development acceptable in planning terms. So it is realistic to assume that even if the employment land had a negative value, it would be justified by the uplift in value generated by residential development.*" The Chesterton site would clearly be a viable proposition, as well as making a positive contributing towards achieving the Development Strategy for Cirencester. This site should therefore be graded as 'Green'. Paragraph 6.5 of the SELAA Viability Report states that "S*everal sites in the middle of Cirencester have been proposed for office development. These are problematic. As explained, there is little demand for new office development in the town and the local market is well catered for by edge of town development like Cirencester Business Park. At the same time, alternative use values for the sites – mainly car parking, with the prospect of residential development – leave little margin for a developer to offer a landowner. Some of these sites also have listed buildings, which would need to be retained. This adds to the*

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Criteria	**Interpretation / Analysis**
	complexity of assessing them. We suspect that if they were to come forward, it would be as part of a mixed use scheme, with some residential element". The sites being referred to are CIR_E10, CIR_E12, CIR_E13 and CIR_E14. It is likely that, if developed, these sites would come forward as mixed use schemes and they would likely be viable. These site should therefore also be graded as 'Green'.
1) How traffic and highways issues can be addressed at a settlement level	CIR_E10, CIR_E13 or CIR_E14 all have a strategic function, providing town centre parking. If developed, the loss of parking would have to be offset elsewhere in the town and it is difficult to see how this can be achieved due to the lack of alternative parking provision. These sites should therefore be graded as 'Red'. The site allocations community engagement feedback raises concerns regarding parking provision within any new development. However, each of the sites is of sufficient size to accommodate parking within the confines of the site area. The SHLAA identifies a potential constraint of increased congestion on Somerford Road if C_76 were to be developed. This, together with a site access issue, were contributing reasons for a previous planning application being refused on the eastern part of C_76. However, the site allocations community engagement feedback comments that better access to Chesterton Primary School could be achieved through the development of part of C_76. Given that this constraint previously formed a reason to refuse a planning application, the site should be graded as 'Red'. The SHLAA also comments that access to C_39 off Queen Elizabeth Road may be a constraint, which was also identified by the site allocation community engagement feedback. It may be possible for this constraint to be overcome through a design solution. However, due to the access issue, this site must be graded as 'Amber'. C_89 has was also identified in the SHLAA as having an access issue as the approaches are likely to be unsuitable as Victoria Road is too narrow and Purley Road has cars parked on both sides. One solution may be to demolish a house on Victoria Road as a means of providing access through to the site. However, this solution may be difficult to achieve. This site should therefore also be graded as 'Amber'.

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Criteria	**Interpretation / Analysis**
	Paragraph 32 of the NPPF sets out that "*Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe*". It is likely that each of the highways issues raised could be overcome through design and mitigation measures. In addition, CDC have commissioned a Transport Assessment that will inform the emerging Local Plan and fully identify any highway issues that may prevent the development of any of the proposed sites at a settlement level. No traffic of highway issues have been identified with the remaining residential or employment sites and they should all be graded as 'Green'.
1) Other Potential Designations / uses / allocation	The current Cotswold District Local Plan 2001-2011 (Policy Cir.16) has an allocation for an extension to the Cemetery. A flood storage area is identified in the Churn Flood Risk Management Strategy as part of a planned climate change protection scheme upstream of Cirencester. The flood storage area should be safeguarded from development in the Local Plan. Refer to the Cotswold District Strategic Flood Risk Assessment Level 2 (JBA, 2014).

C.6 Down Ampney

C.9 Sites assessed:

- DA_2
- DA_5A
- DA_5C
- DA_8
- DA_9

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Criteria	**Interpretation / Analysis**
1) How Local Plan Objective A 'Communities' can be met	The SHLAA identifies six deliverable residential sites in Down Ampney with potential to deliver a combined total of 108 dwellings. A large proportion of these dwellings would be affordable homes with a mix of housing types and tenures, which would help to create a balanced and inclusive community. In addition, development any of the sites would address local housing supply,

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Criteria	**Interpretation / Analysis**
	choice and affordability issues, which would help young people and families to stay in their local area. Development of any of the sites would help the village to adapt and cater for all age groups, including the elderly. Hence, the developments would contribute towards tackling issues of social exclusions and deprivation. Accessibility to services, facilities and employment is discussed in more detail under Objective E. However, each site is within reasonable walking distance of several key services and facilities, including a shop and primary education. Development of any of the sites would increase the patronage of these services and facilities, helping to improve their viability and sustain the level of provision for the benefit of the wider community. However, each site suffers from equally poor access to employment opportunities, which is demonstrated by the high level of out-commuting reported in the Role and Function Study. The development of DA_8 would involve the loss of Down Ampney's football clubhouse, which the site allocations community engagement feedback highlights as an important local community facility. However, there may be an opportunity to provide an improved facility in an alternative location through the development of this site. In addition, DA_1A is said to be an informal recreational open space, which would reduce the local recreational offer if developed. None of the other deliverable sites involve the loss of a community facility. Indeed, contributions would be sought as part of their development towards the identified social infrastructure needs, which includes a new pocket park and improved public transport provision. By improving such facilities, development of any of the sites would benefit the wider community's access to services. The site allocations community engagement feedback makes the protection of open spaces within the village a high priority. Apart from DA_5A and DA_8, each site would develop open greenfield land. The planning application process will ensure that all developments tackle issues of deprivation and social exclusion, plan to reduce crime and improve the recreational and cultural offer. In summary, development of DA_1A would involve the loss of an informal recreational space that is used by the community. This loss would not be offset in an alternative location and this site should therefore be graded as 'Red'. Conversely, the development of DA_8 would lose an important community facility, but the redevelopment of this site would provide an improved community facility in an alternative location. This site should therefore be graded as 'Green'.

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Criteria	**Interpretation / Analysis**
	Although the development of the majority of the remaining sites involves the loss of an open space within the village, contributions could be secured as part of their development towards addressing the community priorities identified in the site allocations community engagement feedback. In addition, development of any of the sites would help to meet the Council's 'Communities' Strategic Objective in terms of meeting local housing needs, including the need for affordable housing and different housing types and tenures. The remaining residential sites should therefore also be graded as 'Green'.
1) How Local Plan Strategic Objective B 'Addressing Environmental Sustainability' can be met	The Strategic Flood Risk Assessment (Level 2) shows none of Down Ampney's potential residential sites to be within the Environment Agency's Climate Change Flood Zones 3a or 3b or Flood Zone 2. In addition, the Sequential Test Report shows all of the sites to have 'extremely low' or 'very low' surface water flood risk. Planning policies will ensure that any type of new development would not exacerbate flooding issues in the surrounding areas. As discussed in Objective E, the sites have reasonably good access to services and facilities. The Role and Function Study scored Down Ampney with a 'reasonable' level of public transport provision. All services can be accessed from the village centre, which is within a 5 minute walk of each site. Development of any of the sites would contribute to sustaining and potentially improving the level of service provision within the village through financial contributions, which could be secured through the planning application process. The planning application process will ensure that all developments minimise the amount of waste produced, whilst maximising the use of sustainable building materials, recycling, and low carbon and renewable energy solutions. New developments will also have to meet set standards for achieving a low dependence on natural resources, including water. In addition, planning policies will also ensure new developments are designed to cope with climate change, including storm events and hotter weather. Furthermore, the planning application process will ensure that regard is made to the Gloucestershire Waste Minimisation in Development Projects SPD. The NPPF makes clear that new development should be directed primarily towards brownfield land. Only DA_8 is a brownfield site, although DA_5A is a greenfield former farmyard site with agricultural buildings, which has brownfield characteristics. As Down Ampney (as yet) has no housing requirement, it is difficult to say whether greenfield sites will be needed to achieve the housing target.

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Criteria	**Interpretation / Analysis**
	In summary, each potential residential site has reasonable access to sustainable transport options, services and facilities. None of the sites are within an area at risk of flooding. Each site would be built to standards for low energy consumption, reliance on natural resources and would be able to adapt to climate change. The development of DA_8 would involve the reuse of previously developed land and would its allocation would fully achieve the 'Addressing Environmental Sustainability' Strategic Objective criteria. This site should therefore be graded as 'Green'. The remaining sites would involve greenfield development and should all be graded as 'Amber'.
1) How Local Plan Strategic Objective C 'Economy, Employment and Retail' can be met	The Role and Function Study identifies Down Ampney and the surrounding area as having a very limited employment role. The area has a slightly lower average and decreasing economically active population. The area also experiences a high level of out-commuting, as the local population have to travel to access employment opportunities. This threatens the level of service provision within the village. Development of any of the residential sites would not involve the loss of any employment land or jobs. Moreover, planning policies will be flexible towards changes of use to employment, training and mixed use facilities. Opportunities for home working will also be incorporated into the design of any new development. This will enable young people to take up opportunities within the village and ensure that there is sufficient economically active people to support the local economy. In addition, development of any of the sites would create affordable housing, which would allow younger economically active people to move into the area. Although some would undoubtedly need to commute out of the area to access their workplace, the new affordable homes would also provide locally employed people the opportunity to live close to where they work. As discussed under Objective A, development of any of the sites would increase the critical mass of the village, making services and facilities, such as the village shop, more viable. This would help the future retention of these services within the village. New residential development would help to sustain and potentially improve the level of retail provision, which will benefit the local economy and the ability of the village to act as a 'Local Service' centre for the surrounding area.

Settlement Evidence Analysis C

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Criteria	**Interpretation / Analysis**
	The AONB and agriculture are recognised within Strategic Objective C as being contributory to the local economy. Down Ampney is not within the AONB, but a detailed survey shows DA_1A is Grade 3a agricultural land and DA_5C, DA_8 and DA_9 are Grade 2. The NPPF states that higher grade agricultural land (Grade 1 - 3a) should be protected for its value as best and most versatile agricultural land. However, DA_8 is part of the football club's land and is not used for agriculture. In addition, DA_1A is fallow land, which is no longer used for productive agricultural purposes, instead acting as an informal recreational space. However, DA_5C and DA_9 are both in productive agricultural use. In summary, apart from DA_5C and DA_9, all of the residential sites contribute towards achieving the Strategic Objective C 'Economy, Employment and Retail' criteria and they should all be graded as 'Green'. DA_5C and DA_9 are both higher grade agricultural land, which should be protected if there are lower grade alternative sites. DA_5C and DA_9 should therefore be graded as 'Red'.
1) How Local Plan Strategic Objective D 'Housing' can be met	Down Ampney has a housing target of between 50 and 100 dwellings. Development of any of the potential residential sites would create new affordable homes with a mix of housing types and tenures. This would help to create a balanced and inclusive community within the village. In addition, the development of any of the sites would directly address local housing supply, choice and affordability issues, which would help young people, families and the elderly to remain in the area. The Role and Function Study finds Down Ampney to be a sustainable location for new housing. As discussed in detail in Objective E, each site has good accessibility to the village shop and a reasonably good level of service and facility provision. However, access to employment opportunities is very limited and this deficiency is experienced equally by each site. None of the sites have been submitted for the purpose of providing land for gypsy and traveller accommodation. However, their development would not prevent the achievement of the district-wide target of providing suitable land in appropriate locations to provide sufficient pitches for gypsy and traveller accommodation and meeting the needs established through the Gypsy and Traveller Accommodation Assessment.

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Criteria	**Interpretation / Analysis**
	The planning application process will ensure that innovative design is encouraged to meet the needs of communities. This will include maximising opportunities for adaptable lifetime homes, independent smaller units for older and younger people, as well as live-work units. In summary, each site would make a positive contribution to meeting the district's objectively assessed housing need. Whatever Down Ampney's housing delivery target will be, the village has a supply of six deliverable sites capable of accommodating 108 dwellings. Twenty two dwellings have already been granted planning permission since the beginning of the Local Plan period in April 2011. Development of any of the sites would help to address local supply, choice and affordability issues. In addition, although each site has limited access to employment opportunities, they all have reasonably good access to services and facilities . For these reasons, each site should be graded as 'Green'.
1) How Local Plan Strategic Objective E 'Travel, Transport and Access' can be met 2) Accessibility to facilities, services, employment, education; Walking, cycling, car	The Role and Function Study comments that Down Ampney has 10 of the 18 facilities that were surveyed, including a village shop and a primary school. The village is relatively small in geographic terms and each site is within a 5 minute walk of the village centre, where the majority of services and facilities are located. Development of any of the potential residential sites would improve the viability of the village's services and facilities, helping to sustain them in future. The Role and Function Study found Down Ampney to have a 'Reasonable' level of public transport provision. However, the site allocations community engagement feedback comments that only the bus stop in the north of the village is operational. Contributions could be sought from any of the potential sites' development towards improving the level of service provision. In addition, new housing would bring more people who would potentially use the bus services, making them more viable. Access to employment is limited and the village has an above average level of out-commuting. Each site has equally limited access to employment. Development of any of the sites would likely bring about additional out-commuting journeys, although new affordable housing would also give people the opportunity to live close to their workplace. The village and the surrounding land is flat, which is ideal for walking and cycling. The site allocation community engagement feedback highlight a number of issues regarding poor footpath provision, street slighting and narrow roads.

Settlement Evidence Analysis C

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Criteria	**Interpretation / Analysis**
	Financial contributions could be sought as part of the development of any of the potential sites to help improve walking and cycling facilities within the village. The Open Space, Sport and Recreation Study identifies that each site is within the catchment area of allotments, a park, provision for children and outdoor sports facilities. However, none of the sites are within the catchment of amenity green space, natural open space or provision for young people. Development of any of the sites could help to generate funds to improve the gaps in open space, sport and recreational facility provision. In summary, each residential site has reasonably good access to services, facilities and the village shop. The village has a reasonable level of public transport provision although the area is flat, which is ideal for walking and cycling. A number of issues have been identified with the bus service, walking and cycling provision, and the level of open space, sport and recreational space provision, which would all benefit from financial contributions that could be secured from the development of any of the sites. In addition, new residential development would help to make the village's services and facilities more viable. Access to employment is limited and new development would create additional out-commuting. In conclusion, development of any of the sites would have a broadly positive impact on achieving the 'Travel, Transport and Access' objective as well as improving accessibility within the village. However, given the potential increase in out-commuting and lack of employment opportunities within the village, each site should be graded as 'Amber'.
1) How Local Plan Strategic Objective F 'Built Environment, Local Distinctiveness, Character and Special Qualities' can be met 2) How the issue of conserving the historic environment can be addressed at a settlement level	The SHLAA (2014) established that none of the residential sites are located within or adjacent to a Historic Park or Garden, National Trust or English Heritage asset, Scheduled Ancient Monument or Historic Battleground. Consequently, development of any of the deliverable sites would not jeopardise the village's built heritage in these respects. Down Ampney has a small Conservation Area to the south of the village. However, none of the sites are within its setting. The village also has a number of Listed Buildings, although the development of DA_1A, DA_2, DA_8, DA_9 would not affect any of these Listed Buildings' settings. However, DA_5A and DA_5C would impact on the setting of several Listed Buildings, which would constrain their development.

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Criteria	**Interpretation / Analysis**
	The Historic Environment Topic Paper (CDC Draft, 2014) sets out the NPPF requirements that should be used to conserve and enhance built heritage. To help protect, manage and enhance the village's distinctive qualities, a landscape study has been undertaken by White Consultants. The White Report comments that a positive attribute of the village is its relationship with the surrounding agricultural land and its visually permeable edges. DA_1A is described as being a wedge that cuts to the centre of the high street, contributing greatly to the settlement's character, although there are no historic or landscape constraints. Consequently, the White Report grades this site as having a 'Medium' impact. DA_2 is described in the White Report to have a pleasant character, but with limited value. Again, this site has no landscape or historic constraints and its development was evaluated to have only medium-low impact. Conversely, the development of DA_5A was evaluated in the White Report to have high-medium impact. This is due to the site's function on the edge of the settlement, the presence of three Listed Buildings on the western boundary and because the site is separated from the rest of the village by open farmland. However, a scheme that restores the farm house, removes the low intrinsic value farm buildings and creates buildings that reflects a farm layout could make a positive approach to the eastern approach to the settlement. DA_5C was also evaluated to have a high-medium impact due to the site's value in adding to the setting of three Listed Buildings and to the village's gateway. In contrast, the development of DA_8 is said to have a medium-low impact due to it having little landscape value, the site not extending the settlement significantly and that carefully designed development in this location could improve the settlement edge. However, caution was raised regarding the siting of an alternative football clubhouse, if such a scheme were to come about. Finally, the White Report found that development of DA_9 would have a medium impact, due to its sensitive location on the settlement edge, adjacent to housing, and its visibility from the Down Ampney Road. However, the report comments that the site has limited value and is screened by topography. New development, facing the village, could be screened with a vegetative filter made of indigenous species. In summary, none of the residential sites are located within or adjacent to a Historic Park or Garden, National Trust or English Heritage asset, Scheduled Ancient Monument or Historic Battleground. However, DA_5A and DA_5C are

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Criteria	**Interpretation / Analysis**
	within the setting of several Listed Buildings and are the most sensitive sites. The development of these sites would have a high-medium impact and should consequently be graded as 'Red'. The development of DA_1A and DA_9 were both evaluated to have a 'Medium' impact and these sites should both be graded as 'Amber'. However, the development of DA_2 or DA_8 would have a limited 'Low-Medium' impact and these sites should be graded as 'Green'.
1) How Local Plan Strategic Objective G 'Natural Resources' can be met 2) How natural environment issues can be addressed at a settlement level	The Habitats Regulations Assessment Screening Report (2013) did not take consideration of development in Down Ampney as the settlement was not part of the Preferred Development Strategy. However, the Council has established that North Meadow and Clattinger Farm SAC is under 10km from the potential development sites within the village. South Cerney, which is a similar distance to this SAC, was found to potentially affect this SAC through increased air pollution, interruption to hydrological regimes and increased recreational pressure. It is clear that further investigation is required to establish the level of threat that any development in Down Ampney would have on European designated conservation areas. However, judging from the findings of the Habitats Regulations Assessment Screening Report with development in locations of a similar distance to a SAC to that of the development sites in Down Ampney, it is unlikely that a different finding to that of South Cerney's will be reached. The SHLAA (2014) established that none of the potential sites are located within or adjacent to a Site of Special Scientific Interest, Key Wildlife Site, National Nature Reserve, Local Nature Reserve, Ancient Woodland or Regionally Important Geological Site. However, comments are made regarding the presence of a pond and potential Great Crested Newts on DA_5A. In addition, the White Report comments that there are a group of trees on this site's northern boundary and that DA_5C also has a pond with potential biodiversity issues. The White report also identifies that DA_8 has three mature Poplar Trees, which are an important feature in the local landscape. The trees and ponds within these sites could be retained within the design of any development. However, further investigations would be needed to ensure any new housing would not have a detrimental impact on Great Crested Newts. None of the sites are within an area designated for landscape protection, such as an AONB or Special Landscape Area designation. However, DA_5C has been cited within the White Report as having transitional importance between open farmland and the village's built form. With the exception of DA_5C, none of the sites are identified within the White Report as having a particularly harmful impact on the wider landscape.

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DOWN AMPNEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	Down Ampney has a shortage of brownfield land. Part of DA_8 is brownfield, but a replacement football clubhouse, if needed, would likely need to be built on a greenfield site. Being a farm, DA_5A is also greenfield land, although the disused farm buildings do have brownfield characteristics. The Strategic Flood Risk Assessment (Level 2) shows none of the potential residential sites to be within the Environment Agency's Climate Change Flood Zones 3a or 3b or Flood Zone 2. In addition, the Sequential Test Report shows all of the sites to have 'extremely low' or 'very low' surface water flood risk. Planning policies will ensure that any type of new development would not exacerbate flooding issues in the surrounding areas. In summary, further investigations are required to establish whether the development of any of the residential sites would impact on a European designated wildlife site. In addition, further investigation is needed to establish whether the presence of Great Crested Newts or other biodiversity would prevent the development of either DA_5A or DA_5C. None of the sites are within an area designated for landscape protection, although DA_5C is said to have transitional landscape importance. None of the sites are at risk of flooding, although they would all involve development on greenfield land. For these reasons, DA_5A and DA_5C should be graded as 'Amber' and the remaining sites should be graded as 'Green'.
1) How Local Plan Strategic Objective H 'Infrastructure' can be met	The Infrastructure Delivery Plan - Interim Version (May 2013) (IDP) does not take account of Down Ampney. At the time of its publication, Down Ampney was not one of the 'Sustainable Settlements' that had been identified as being capable of accommodating new housing development. This situation has now changed. The final version of the Infrastructure Delivery Plan will assess the village's level of infrastructure provision and will provide recommend infrastructure recommendations. The site allocations community engagement feedback provides comments relating to the community's infrastructure priorities. High priorities included the sewage infrastructure, flooding, the protection of open spaces (the green infrastructure), improved pedestrian facilities (including street lighting), public transport and highway infrastructure to deal with increasing levels of traffic. Medium priorities included the protection of social infrastructure (the football club, in particular), public transport, and the lack of medical facilities for those without access to private transport. The level of parking within the village was low-medium priority.

Settlement Evidence Analysis C

DOWN AMPNEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The SHLAA also identifies sewage infrastructure capacity as a potential constraint. Further work is needed to establish the level of infrastructure requirements in this area. The Strategic Flood Risk Assessment (Level 2) shows none of the potential residential sites to be within the Environment Agency's Climate Change Flood Zones 3a or 3b or Flood Zone 2. In addition, the Sequential Test Report shows all of the sites to have 'extremely low' or 'very low' surface water flood risk. Planning policies will ensure that any type of new development would not exacerbate flooding issues in the surrounding areas. The Open Space, Sport and Recreation Study identifies some social infrastructure requirements. There is a need for a new pocket park or additional natural open space, as well as additional allotment provision. Furthermore, the study recommends consideration of a mobile skate park and permanent facilities for young people in the longer term, as well as improved access to nearby parks by improving pedestrian routes and cycleways. "Fastershire" aims to bring fibre broadband to 90% of the County's homes by 2016. Additional funding will be required, but this would be a key piece of infrastructure for the village's economic growth. Contributions would be sought as part of the development of any of the residential sites towards the identified 'infrastructure needs'. The contribution would be set at a level that is proportionate to the scale of the development. Many of the concerns raised in the site allocations community engagement feedback could be mitigated within the design of any of the schemes. However, due to the lack of available brownfield land within the village, development of greenfield land would be required, which would remove some of the open spaces within the village. In conclusion, taking all infrastructure issues into consideration, shortfalls in infrastructure provision could be addressed through S106 and CIL contributions generated through the development of any of the sites. However, it is unclear whether the waste water treatment infrastructure is capable of accommodating additional development. In addition, Down Ampney has not had a Infrastructure Delivery Plan undertaken, so it is difficult to determine whether any of the sites have an overbearing infrastructure requirement that would prevent their development. Consequently, each site should be graded as 'Amber'.

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DOWN AMPNEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
1) How Local Plan Strategic Objective J 'Cotswold Water Park' can be met	Each site in Down Ampney is within Cotswold Water Park. Part of Strategic Objective J involves improving accessibility within the Water Park, particularly to walkers and cyclists. Financial contributions could be secured as part of the development of any of the sites towards measures to improve sustainable transport options and footpaths, as well as improving the provision of services and facilities within the local area. Strategic Objective J aims to promote a range of water-based sports, leisure and recreation facilities. Development of any of the potential sites would increase demand for any such activities in the local area, making them more viable. In addition, contributions could be levered towards new sporting facilities from the development of any of the sites. This is most apparent with DA_8, where contributions would almost certainly be required to provide new replacement facilities for the football club. Objective J also aims to protect and enhance important local species, habitats and sites to make Cotswold Water Park a premier site for nature conservation. DA_5C has been identified in the White Report as having biodiversity value originating from the pasture, trees and pond located within the site. A full ecological impact assessment is likely to be required, but it is probable that development of this site would have a negative impact on biodiversity. DA_8 is also identified within the White Report as having three mature Poplar trees with biodiversity value, which would probably need to be retained as part of any development. Strategic Objective J notes that each site must conform with the Cotswold Water Park Strategic Review and Implementation Plan (the 'Cotswold Water Park Masterplan' or the 'Masterplan'). The Masterplan incorporates all of the issues already discussed under Objective J. However, it also requires that development protects areas identified for mineral extraction, benefits tourism, supports agriculture, takes full consideration of the Water Park's hydrology and climate change, preserves heritage and ensures that developments have direct benefits to the local residents. The Cotswold Water Park SPD prescribes zones where different types of development will be acceptable. Zone A supports 'quiet' development; Zone B supports low intensive recreational development; Zone C supports sport, recreational or tourism development and Zone D supports agriculture or forestry. None of Down Ampney's deliverable residential sites are located within any of these zones. Consequently, their development would not jeopardise the delivery of appropriate development in the correct locations within the Water Park.

Settlement Evidence Analysis C

DOWN AMPNEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	No additional issues have been identified that would have a negative impact on tourism within the Water Park. In addition, Objective B discusses how none of the sites have adverse flooding or hydrology issues or would be negatively impacted by climate change. Objective A also discusses how financial contributions could be secured from the development of any of the sites towards identified infrastructure needs. However, Objective C talks of how DA_5C and DA_9 would have a detrimental impact on local agriculture. The Gloucestershire County Council Minerals Local Plan Site Options and Draft Policy Framework Consultation Document (June 2014) identifies potential site allocations for mineral development. In Down Ampney, Site DA_9, forms part of a potential minerals site allocation at Charlham Farm (Ref: SGCW6). The District Council is liaising with Gloucestershire County Council over the issue, however, it does mean that there is a degree of uncertainty over the deliverability of the site for housing in the future. In summary, apart from DA_5C and DA_9, each site fully meets the Strategic Objective J 'Cotswold Water Park' criteria and they should all be graded as 'Green'. However, given combination of the potential mineral extraction and agricultural constraints on DA_9, this site should be graded as 'Red'. In addition, DA_5C has a combination of biodiversity and agricultural constraints and this site should also be graded as 'Red'.
1) How the Development Strategy (including Settlement Strategy) can be delivered	Down Ampney was initially not included within the Preferred Development Strategy. This was because there were a lack of deliverable residential or employment sites within the village when the Development Strategy was published in May 2013. However, the village has featured as a potentially sustainable location for development for some time - it was included in Option SS3 of the Second Issues and Options Paper. Since the publication of the Strategy, an influx of sites have been submitted to the SHLAA (2014), which established that there are 6 deliverable sites with a capacity of 108 dwellings. It is therefore now appropriate to include Down Ampney as one of the identified locations for sustainable development. In terms of the Strategy, a full assessment of Down Ampney has yet to be produced. However, given the size the village and level of services and facilities, a recommendation was made to the Council's Cabinet on 5th December 2014 that a provisional, indicative, figure of between 50 and 100 dwellings (including

C Settlement Evidence Analysis

DOWN AMPNEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	housing already committed) would be a reasonable starting position for the village. This is comparable with the figures that have been assigned to some of the other smaller settlements included in the Development Strategy. There is therefore sufficient deliverable land to achieve the upper end of the village's housing target. The sites would make a positive contribution to delivering the development strategy of the Local Plan through the provision of housing. However, the grading should be 'amber' because a detailed strategy has not yet been written for Down Ampney (as it was not originally included in the PDS), so the potential for other issues to be delivered through the sites cannot be assessed.
1) How traffic and highways issues can be addressed at a settlement level	The SHLAA does not identify any highway or transport issues that would severely constrain the development of any of the potential residential sites in Down Ampney. However, the site allocations community engagement feedback finds all but two of the sites to have poor access. DA_1A is said in the feedback to have no viable access. However, the recently granted Outline planning permission on Broadway Farm (DA_1B) has an indicative site layout that may be adjusted to enable an access to DA_1A within the final design. It may be possible to secure a condition within the Reserved Matters planning permission to enable access to the site. Notwithstanding this, a technical assessment would be needed to determine whether a safe access via Broadway Farm or an alternative route could be achieved. The feedback also raises concern over DA_2 regarding the provision of parking, the lack of street lighting, narrow road width, emergency vehicle access, the current use by walkers and cyclists and that any new access would involve the removal of a section of hedge. The Local Plan sets standards that must be achieved for the level of parking provision, as well as maintaining emergency service access. It is considered that the design of this site could achieve the minimum standards. In addition, contributions could be secured as part of the development towards provision for pedestrians and cyclists. Furthermore, it is likely that there would be a requirement for hedges to be retained within any planning application. However, if there was a need to remove a section of hedge to create a new access, measures would be required within the design of the development to mitigate against the loss of the length of hedge.

Settlement Evidence Analysis C

DOWN AMPNEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The community also highlight the issue of the road having no footpath between both DA_5A and D_5C and the village and that the existing access to DA_5A is on a tight bend. However, the access is within the 30mph speed limit, which requires a 40 metre visibility splay in each direction. This is already achieved in this location. In addition, improved footpath linkages to the village could be incorporated as part of the development of these sites. The feedback also raises concerns with the development of DA_9, which is said to have only 'fair' access. Responding to the issues that were raised, the poor visibility at the junction of Charlham Road and Charlham Lane is due to a hedge. This could be improved through better management of the hedge and potential traffic management measures at this junction, which could be facilitated through financial contributions secured through the development of DA_9. Consideration would be given within the design and layout of the scheme to parking arrangements, footpath provision and the the need for refuse lorries and tankers to access properties on Chestnut Close. The community also report more general concerns regarding the level of commuter traffic within the village. Again, financial contributions could be secured as part of any of the developments towards traffic management and highway safety measures, which could help to alleviate the impact of commuter traffic. Notwithstanding this issue, paragraph 32 of the NPPF sets out that "*Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe*". However, CDC have commissioned a Transport Assessment that will inform the emerging Local Plan and fully identify any highway issues that may prevent the development of any of the proposed sites at a strategic level. In summary, it is unclear whether a suitable access can be achieved on DA_1A to accommodate development. This site should therefore be graded as 'Amber'. However, the highway and access issues relating to the remaining sites could all be overcome via mitigation measures or improvements facilitated though financial contributions secured through development of any of the sites. Consequently, the remaining sites should all be graded as 'Green'.
1) Other Potential Designations / uses / allocation	The Gloucestershire County Council Minerals Local Plan Site Options and Draft Policy Framework Consultation Document (June 2014) identifies potential site allocations for mineral development. In Down Ampney, Site DA_9, forms part of a potential minerals site allocation at Charlham Farm (Ref: SGCW6). The District Council is liaising with Gloucestershire County Council over the

C Settlement Evidence Analysis

DOWN AMPNEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	issue, however, it does mean that there is a degree of uncertainty over the deliverability of the site for housing in the future and therefore should be graded as 'Amber'.

C.7 Fairford

C.10 Sites assessed:

- F_35B
- F_44

FAIRFORD - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
1) How Local Plan Objective A 'Communities' can be met	The SHLAA identifies 2 deliverable residential sites in Fairford, which have potential to collectively deliver 77 dwellings. 320 dwellings have already either been completed or are committed to be built within the town since the beginning of the plan period in April 2011. A large proportion of these dwellings, as well as any future housing, would be affordable homes with a mix of housing types and tenures, which would help to create a balanced and inclusive community. Development of either of the residential sites would address local supply, choice and affordability issues, which would also help young people and families to stay in their local area. Furthermore, the development of either potential residential site would improve the ability of locally employed people to live close to their workplace. Development of any of the sites would help the town to adapt and cater for all age groups, including the elderly. In so doing, the developments would contribute towards tackling issues of social exclusions and deprivation. No deliverable employment sites are identified in the SELAA. However, development of either residential site would create opportunities for locally employed people to live close to their workplace. The Role and Function Study describes Fairford as fulfilling a 'District Centre' role and the town has a range of services and facilities, which are mostly located in the town centre. Both sites are located within reasonable walking distance of the town centre and have fairly good access to services and facilities. The site allocations community engagement feedback identifies that F_44 is currently used as an informal recreational open space. Consequently, development of this site would reduce the community's access to recreational space, although contributions could be secured as part of this site's development towards creating or improving the level of recreational open space within the town.

C Settlement Evidence Analysis

FAIRFORD - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	F_35B is currently used as a private horse paddock, with little community value. Notwithstanding this, contributions would be sought as part of any new residential development towards the identified social infrastructure needs, which amongst other things include better health facilities and libraries. By improving these facilities, the proposed residential developments would benefit the wider community's level of service provision. The planning application process will ensure that all developments tackle the issue of deprivation and social exclusion, plan to reduce crime and improve the recreational and cultural offer. In summary, development of either deliverable residential site in Fairford would help to meet the Council's 'Communities' Strategic Objective in terms of meeting local housing needs, including the need for affordable housing and different housing types and tenures. Both sites have good access to employment opportunities and fairly good access to services and facilities. However, although contributions could be sought towards alternative recreational facilities as part of the development F_44, the development this would lose an informal recreational open space. The protection of this space was identified as a medium priority in the site allocations community engagement feedback. For these reasons, F_35B should be graded as 'Green' and F_44 should be graded as 'Amber'.
1) How Local Plan Strategic Objective B 'Addressing Environmental Sustainability' can be met	The Strategic Flood Risk Assessment (Level 2) shows that neither site is within the Environment Agency's Climate Change Flood Zones 3a or 3b. The Sequential Test report (JBA 2014) also shows none of the sites to be at risk of surface water flooding. Consequently, each site has low flood risk, even in the event of climate change. Planning policies will also ensure that any type of new development would not exacerbate flooding issues in the surrounding areas. As discussed in Objective E, Fairford is a sustainable location to build new houses due to the town's high level of social and economic sustainability. When compared to other less sustainable settlements within the district, both sites have fairly good access to services and facilities. In addition, both sites have good access to employment opportunities, although F_44 has better access than F_35B, being located next door to Horcott Industrial Estate.

Settlement Evidence Analysis C

FAIRFORD - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	As discussed in detail in under Objective E, Fairford has an 'Adequate' level of public transport provision. Each site is within a 5 minute walk of the bus stop and each site. Financial contributions could also be sourced at the planning application stage towards improving local sustainable transport options. The planning application process will ensure that all developments minimise the amount of waste produced, whilst maximising the use of sustainable building materials, recycling, and low carbon and renewable energy solutions. New developments will also have to meet set standards for achieving a low dependence on natural resources, including water. In addition, planning policies will also ensure new developments are designed to cope with climate change, including storm events and hotter weather. Furthermore, the planning application process will ensure that regard is paid to the Gloucestershire Waste Minimisation in Development Projects SPD. Financial contributions could also be sourced at the planning application stage towards improving local sustainable transport options. The NPPF makes clear that new development should be directed primarily towards brownfield sites. However, both sites are greenfield land and there is a lack of alternative brownfield sites within the town. There is therefore no distinction between the two in this respect. In summary, both potential residential sites are in a sustainable location, with good access to sustainable transport options, services and facilities and employment. Neither site is prone to flooding and their development would improve peoples' ability to live close to their workplace. Each site would be built to standards for low energy consumption, reliance on natural resources and would be able to adapt to climate change. However, both sites are greenfield. As the housing target has already been achieved in Fairford, development on greenfield land could be avoided. Both sites should both be graded as 'Amber'.
1) How Local Plan Strategic Objective C 'Economy, Employment and Retail' can be met	The Role and Function Study identifies an imbalance of workers to jobs in Fairford, as well as a declining economically active population, which are a threat to the town's economy. However, the study highlights that the town currently has an above average proportion of economically active people. The local area also has a strong employment base.

C Settlement Evidence Analysis

FAIRFORD - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	Development of either residential site avoids the loss of employment land or jobs. In addition, their development would create new affordable homes, accessible to a range of ages, which would attract economically active people to the area. Planning policies will be flexible towards changes of use to employment, training and mixed use facilities. Opportunities for home working will also be incorporated into the design of any new development. This will help young people to take up opportunities within the town and ensure that there are a sufficient economically active people living in the town to support the local economy. Development of either site would increase the patronage of local shops, services and facilities, helping to improve the town centre's vitality and viability. Each site is located outside commercial centre boundary and their development would not prejudice the town centre environment and its attractiveness to tourism, which is an important part of the local economy. The AONB is recognised within the Strategic Objectives as being contributory to the economy. However, the whole town is located outside the AONB and neither site is designated for landscape protection. F_35B is currently used for pasture land and provides access from Milton Farm to the fields to the west. If this site were to be developed, the owner of the farm has confirmed that farm access would be maintained across the site. However, the site's development would incur the loss of land in productive agricultural use, although the site is low grade agricultural land. Consequently, the development of this site would have a prejudicial impact on traditional agriculture within Fairford. In summary, the development of F_44 would meet the Strategic Objective C 'Economy, Employment and Retail' criteria in full. This site should therefore be graded as 'Green'. However, the development of F_35 would lose a field in productive agricultural use, which would negatively impact on traditional agriculture in Fairford. Notwithstanding this, F_35 achieves all other Objective C criteria and the site should therefore be graded as 'Amber'.

Settlement Evidence Analysis C

FAIRFORD - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
1) How Local Plan Strategic Objective D 'Housing' can be met	Development of F_35B or F_44 would create new affordable homes with a mix of housing types and tenures. This would help to create a balanced and inclusive community within the town. In addition, the development of either site would directly address local supply, choice and affordability issues, which would help young people, families and the elderly to remain in the area. The Preferred Development Strategy ranks Fairford 7th within the district for its social and economic sustainability. Consequently, the town is a sustainable location for new housing. As discussed in detail in Objective E, each site has good accessibility to shops, services, facilities and employment opportunities. Neither site has been submitted for the purpose of providing land for gypsy and traveller accommodation. However, their development would not prevent the achievement of the district-wide target of providing suitable land in appropriate locations to provide sufficient pitches for gypsy and traveller accommodation and meeting the needs established through the Gypsy and Traveller Accommodation Assessment. The planning application process will ensure that innovative design is encouraged to meet the needs of communities. This will include maximising opportunities for adaptable lifetime homes, independent smaller units for older and younger people, as well as live-work units. The Preferred Development Strategy sets a provisional target of 260 new dwellings in Fairford for the period April 2011 to April 2031. Since April 2011, 320 dwellings (net) have either been completed or are committed to be built. Although the housing target is subject to change, the initial aim of allocating land for 260 dwellings has already been achieved. In summary, each site would make a positive contribution to meeting the district's objectively assessed housing need. Although Fairford's provisional Development Strategy housing target has already been achieved, the development of either residential site would further improve local access to affordable housing, creating a balanced and inclusive community within the town. Each site fully meets the Strategic Objective D 'Housing' criteria and should therefore be graded as 'Green'.

C Settlement Evidence Analysis

FAIRFORD - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
1) How Local Plan Strategic Objective E 'Travel, Transport and Access' can be met 2) Accessibility to facilities, services, employment, education; Walking, cycling, car	The Preferred Development Strategy ranks Fairford 7th in the district for its level of social and economic sustainability. The Role and Function Study reports that the town centre has 28 retail units, 4 of which are convenience stores. The majority of employment opportunities are provided in the town centre and at Horcott Industrial Estate, although there is a significant amount of employment in the wider local area. As a whole, the town has excellent access to services, facilities and shops and reasonably good access to employment opportunities. Consequently, Fairford is a sustainable location for new housing. Of the two sites, F_35B is located closest to the town centre, being just over a 10 minute walk. F_44, which is located in Horcott, is closer to a 15 minute walk from the town centre. Both sites therefore have fairly good access to the shops, services and facilities. Notwithstanding this, F_44 is located within a 5 minute walk and F_35B is within a 10 minute walk of Horcott Industrial Estate. Consequently, both sites have good access to employment opportunities. The Role and Function Study scored Fairford with an 'Adequate' grade of public transport. Bus stops are located close to the junction of the A417 and Horcott Road / Coronation Street. Consequently, each site has adequate walking accessibility to sustainable travel options. Contributions towards sustainable travel options could be secured through the development of either site. In addition, new development would contribute towards increasing the ridership of services, helping to sustain or improve the level of service provision in future. The Role and Function Study identifies the town to have a significant level of out-commuting and an imbalance of economically active people and jobs. Although the Preferred Development Strategy aims to provide additional employment opportunities within the town in the longer term, no new deliverable employment sites have been identified. Consequently, development of either residential site has the potential to increase the imbalance of workers to jobs and increase out-commuting. Notwithstanding this, the Preferred Development Strategy highlights the sizeable local need for affordable housing and new affordable housing will provide opportunities for locally employed people to live close to their workplace. Development of either site would improve the viability of the town's services and facilities. The Infrastructure Delivery Plan identifies the need for 'social infrastructure', such as improvements to an improved community centre and library provision. Contributions could be sought as part of any potential development, improving the wider community's accessibility to these services and facilities.

Settlement Evidence Analysis C

FAIRFORD - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	Fairford is flat, which is ideal for walking and cycling to and from the town centre. In terms of access to open space, sport and recreational facilities, the Open Space, Sport and Recreation Study identifies that each site is within the catchment area of allotments (although there is limited provision), amenity green space, a park, provision for children and young people and outdoor sports facilities. However, the site allocations community engagement feedback comments that F_44 is a wooded area that provides and informal open space that is used by the community. Development of this site would therefore reduce local access to natural open space. The Preferred Development Strategy supports the provision of footpath and cycle links to the riverside, Cotswold Water Park, canal route, RAF Fairford and Lechlade. Financial contributions towards sustainable travel options could be secured through the development of either of the potential residential sites, which might help to bring this scheme into action. In summary, both residential sites have good access to employment opportunities and fairly good accessibility to shops, services and facilities. Each site has good access to an adequate bus service. Development of either site would have a positive contribution to the level of public transport provision, services and facilities within the town, increasing accessibility of these services for the wider community. However, both sites are located above a 10 minute walk from the town centre, where the majority of services and facilities are accessed. As a result, both F_35B and F_44 should both be graded as 'Amber'.
1) How Local Plan Strategic Objective F 'Built Environment, Local Distinctiveness, Character and Special Qualities' can be met 2) How the issue of conserving the historic environment can be addressed at a settlement level	The SHLAA (2014) established that neither F_35B or F_44 are located within or adjacent to a Historic Park or Garden, National Trust or English Heritage asset, Scheduled Ancient Monument, Historic Battleground or the AONB. The development of either site would not have a detrimental impact on Fairford's Conservation Area or a Listed Building. Consequently, the development of both sites would not jeopardise the town's built heritage in these respects. The Historic Environment Topic Paper (CDC Draft, 2014) sets out the NPPF requirements that should be used to conserve and enhance built heritage. To help protect, manage and enhance the town's distinctive qualities, a landscape study has been undertaken by White Consultants. The landscape study reports that development of F_35B would have a 'Medium' impact, due to its location on the edge of the town with clear views to the west and because the site can be viewed from the Special Landscape Area. However, the White Report's site evaluation goes on to say that the site is enclosed on three sides and the western boundary is strong and could be strengthened further by trees. The

C Settlement Evidence Analysis

FAIRFORD - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	report goes on to comment that if the boundary hedges and trees are retained and if the houses are not visible behind Milton Farm, then housing on this site could be acceptable. The White Report also found F_44 to have a 'Medium' impact due to the existing trees on the site being of great importance to the setting of Horcott Lake, which lies to the south-west. In addition, there is potential for the development to impact on neighbouring bungalows. Planning policies would ensure that the development of either site would encourage high quality modern design that complements the existing character of the area and enhances the town's built environment. In addition, the locally distinctive character would be maintained, for example, by using building materials such as Cotswold Stone. In summary, the development of either deliverable residential sites would not negatively impact on the town's built environment, local distinctiveness, character or special qualities. Carefully designed high quality development on either site would be required. However, both sites are graded within the White Report as having a 'Medium' impact due to their impact on the wider setting of the town. Consequently, both sites should be graded as 'Amber'.
1) How Local Plan Strategic Objective G 'Natural Resources' can be met 2) How natural environment issues can be addressed at a settlement level	The Habitats Regulations Assessment Screening Report (2013) finds that development of either site in Fairford may have an affect on a European designated conservation site. The nearest site is the North Meadow and Clattinger Farm SAC, which is around 10km away. There would be no direct physical effects or non-physical disturbance associated with construction. However, there may be effects associated with air pollution, interruption to hydrological regimes and increased recreation pressure. More testing is required to calculate the level of threat. The SHLAA (2014) established that neither site is located within or adjacent to a Site of Special Scientific Interest, Key Wildlife Site, National Nature Reserve, Local Nature Reserve, Ancient Woodland, wooded area or Regionally Important Geological Site. Part of the Natural Resources Strategic Objective involves '*conserving, managing and enhancing the area's high quality natural environment... including the Special Landscape Area*'. As discussed under Objective F, the White Report found that development of F_35B and F_44 would have medium impact. The White Report highlights some issues regarding the Special Landscape Area

FAIRFORD - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	that would need to be considered and mitigated against if development of F_35B were to occur. Planning policies would ensure that new development is built to a high standard to minimise the landscape impact. The NPPF directs new development primarily towards brownfield sites. However, Fairford has a shortage of brownfield land and both F_35B and F_44 are greenfield land. The Strategic Flood Risk Assessment (Level 2) shows neither site to be within the Environment Agency's Climate Change Flood Zone 3a or 3b. Consequently, these sites have low flood risk, even in the event of climate change. Furthermore, planning policies will ensure that flood risk is not exacerbated in the surrounding areas as a consequence of either site's development. In summary, further investigations are required to establish whether the development of F_35B or F_44 would impact on a European designated wildlife site. However, neither site directly impacts on a site that has been designated for any other type of wildlife conservation. In addition, neither site is located in an area that has high flood risk. However, design and mitigation measures would be needed to ensure that the development of F_35B does not impact on Fairford's Special Landscape Area. Furthermore, the trees and vegetation on F_44 may have some biodiversity value and would need to be retained. Both sites are greenfield and there development is evaluated in the White Report as having a 'Medium' impact. Both sites should therefore be graded as 'Red'
1) How Local Plan Strategic Objective H 'Infrastructure' can be met	The feedback from the site allocations community engagement (see Appendix A for further details) provides comments relating to the community's infrastructure priorities. High priorities included the highway infrastructure and access to F_44, as well as the pedestrian access from both sites to the town centre. In addition, the feedback comments that F_44 is a wooded area used an an informal recreational space and its development would lose a piece of the town's social infrastructure. The Infrastructure Delivery Plan - Interim Version (May 2013) (IDP) sets out the infrastructure requirements for Fairford (also see Appendix D for further details). The interim IDP identifies the need for sports facilities, open space, community centres, libraries, youth support services, education, the ambulance and police services, primary and secondary health care, the district wide flood risk management measures, contributions to municipal waste facilities and public transport infrastructure.

C Settlement Evidence Analysis

FAIRFORD - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	Significantly, the IDP did not identify any major issues with either the water supply or waste water removal. In addition, neither site involves development on land identified as being within the Environment Agency's Climate Change Flood Zones 3a or 3b. Consequently, each site has low flood risk, even in the event of climate change. The Open Space, Sport and Recreation Study identifies some social infrastructure requirements. There is a need for new allotment provision and consultation reveals the quality of existing facilities for children to be poor. Fastershire" aims to bring fibre broadband to 90% of the County's homes by 2016. Additional funding will be required, but this would be a key piece of infrastructure for the town's economic growth. Contributions would be sought as part of any residential development towards the IDP's identified 'infrastructure needs'. The contribution would be set at a level that is proportionate to the scale of the development. In conclusion, taking all infrastructure issues into consideration, any shortfalls in infrastructure provision could be addressed through S106 and CIL contributions at the planning application stage. However, no infrastructure constraints have been identified that would favour or limit the development of any site. Consequently, each site should be graded as 'Green'.
1) How Local Plan Strategic Objective J 'Cotswold Water Park' can be met	Both deliverable housing sites in Fairford are within Cotswold Water Park. Part of Strategic Objective J involves improving accessibility within the Water Park, particularly to walkers and cyclists. Financial contributions could be secured as part of the development of either site towards measures to improve sustainable transport options and footpaths, as well as improving the provision of services and facilities within the local area. Strategic Objective J aims to promote a range of water-based sports, leisure and recreation facilities. Development of either potential site would increase demand for any such activities in the local area, making them more viable. Development of either site would therefore contribute towards increasing the provision of such facilities in the local area. In addition, contributions could be levered towards new sporting facilities from the development of either site. Objective J also aims to protect and enhance important local species, habitats and sites to make Cotswold Water Park a premier site for nature conservation. No issues have been identified with either F_35B or F_44 that would have an adverse impact on biodiversity within the Water Park.

Settlement Evidence Analysis C

FAIRFORD - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	Strategic Objective J notes that each site must conform with the Cotswold Water Park Strategic Review and Implementation Plan (the 'Cotswold Water Park Masterplan' or the 'Masterplan'). The Masterplan incorporates all of the issues already discussed under Objective J. However, it also requires development to protect areas identified for mineral extraction, benefit tourism, support agriculture, take full consideration of the Water Park's hydrology and climate change, preserve heritage and ensure that developments have direct benefits to the local residents. The Cotswold Water Park SPD prescribes zones where different types of development will be acceptable. Zone A supports 'quiet' development; Zone B supports low intensive recreational development; Zone C supports sport, recreational or tourism development and Zone D supports agriculture or forestry. Neither of Fairford's deliverable residential sites are located within any of these zones. Consequently, their development would not jeopardise strategy for zoned development within the Water Park. No additional issues have been identified with either site that would have a negative impact on tourism within the Water Park. In addition, Objective B discusses how neither site has adverse flooding or hydrology issues or would be negatively impacted by climate change. Objective A also discusses how financial contributions could be secured from the development of any of the sites towards identified social infrastructure needs. The Gloucestershire County Council Minerals Local Plan Site Options and Draft Policy Framework Consultation Document (June 2014) does not identify and potential site allocations for mineral development on either site in Fairford. Consequently, neither site would obstruct future potential mineral or gravel extraction workings. In summary, both F_35B and F_44 fully meets the Strategic Objective J 'Cotswold Water Park' criteria and they should all be graded as 'Green'.
1) How the Development Strategy (including Settlement Strategy) can be delivered	The Local Plan Consultation Paper: Preferred Development Strategy (May 2013) sets a provisional delivery target of 260 new dwellings in Fairford over the period from April 2011 to April 2031. Since April 2011, a net gain of 320 dwellings have either been completed or are committed to be built. The remaining 2 deliverable SHLAA (2014) sites without planning permission have potential to deliver a further 77 dwellings.

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FAIRFORD - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The SHLAA Viability Report (POS Enterprises, May 2014) sets 7 typologies that each SHLAA site falls within. Both sites fall within typology 1, which was found to be viable. In addition, this typology remained viable when different scenarios for worsening economic conditions were tested. No deliverable employment sites are identified in the SELAA. However, the Preferred Development Strategy looks to protect Horcott Industrial Estate, London Road, Whelford Lane Industrial Estate and New Chapel Electronics. Furthermore, opportunities to provide additional employment facilities in appropriate locations to meet the town's needs will be supported. The development of either residential site will help to achieve these goals, as the new affordable housing would increase the number of economically active people within the town, which would help to support the local employment sector. The Development Strategy also aims to protect Fairford and Horcott's function as a 'District Centre'. Development of either residential site would increase the patronage of shops, services and facilities. This would help to improve their viability and maintain or improve the future level of service provision. In addition, improvements, such as improved traffic management and improvements to the streetscape, which would help the town to become a better District Centre, could be assisted through financial contributions secured from either of the proposed residential sites' development. Financial contributions, could also be secured to help implement other goals identified in the Strategy, such as the development of new sporting facilities and improved footpath links. In summary, although the Preferred Development Strategy housing target is only provisional, the total number of dwellings that have been completed or are committed to be built has already exceeded the housing target. The two additional residential sites are viable and could further surpass the housing target. In addition, development of either site would contribute to achieving the many of the Strategy's wider aspirations and both sites should all be graded as 'Green'.
1) How traffic and highways issues can be addressed at a settlement level	The SHLAA and the site allocations community engagement feedback identify an access issue with F_44, due to a rough and narrow access along Totterdown Lane. A Design and Access Statement would be required as part of the planning application for this site. The access issue is unlikely to constrain the delivery of F_44 to the point of having grounds to refuse a planning application. It is

FAIRFORD - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	more likely that a solution could come through design and mitigation measures. For example, contributions could be secured towards highway improvements on Totterdown Lane. The SHLAA identifies that F_35B currently provides access from Milton Farm to the fields to the west. If the site were to be developed, the farm would still require a service road through the site to access the fields. This is a considerable constraint as farm traffic passing through a residential area is likely to reduce the sale value of any new housing, which will affect the site's viability. It may be possible to develop an alternative access solution. However, there are no plans to relocate Milton Farm in the short-term and it is uncertain how this issue could be overcome. The site allocations community engagement feedback comments that access form F_35B is currently located on Welsh Way between Coronation Street and Saxon Way. If this site were developed and the existing access maintained, there may junction spacing issues. The feedback goes on to comment that Mill Lane is single lane in places and parked cars reduce road width on Coronation Street. The site to the south of F_35B, known as 'Land west of Pip's Field', is currently being developed for housing and has direct access onto the A417 to the south. The site's masterplan shows there is spacing between the housing to accommodate a link road through to F_35B. This would overcome the community's access concern. In addition, the Council have resolved to grant planning permission on the land to the north of F_35B, know as 'Land south-west of Saxon Way', subject to agreeing the terms of a S106 agreement. The site layout plan shows that an access road from F_35B could link onto the site's access onto Saxon Way. CDC have commissioned a Transport Assessment which will inform the emerging Local Plan to fully identify any highway issues that may prevent the development of either of the sites at a strategic level. In summary, F_44 has an access issue that may be overcome through developer contributions towards highway improvements. This site should therefore be graded as 'Amber'. It is likely that the residential access to F_35B can be provided through the land currently under development to the south and north. However, the requirement for agricultural access across the site would reduce the sale values of any new housing, impacting on viability. This site should therefore also be graded as 'Amber'.

C Settlement Evidence Analysis

FAIRFORD - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
1) Other Potential Designations / uses / allocation	N/A

C.8 Kemble

C.11 Sites assessed:

- K_1B
- K_2
- K_5

KEMBLE - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
1) How Local Plan Objective A 'Communities' can be met	The SHLAA identifies 3 deliverable residential sites in Kemble, which have potential to create a combined total of 36 dwellings. 55 dwellings have already been built or have been committed to be built within the village since the beginning of the plan period in April 2011. A large proportion of these dwellings, as well as any future housing, would be affordable homes with a mix of housing types and tenures. Their development would help to create a balanced and inclusive community. In addition, the development of any of the sites would help to address local supply, choice and affordability issues, which in turn would help young people and families to stay in the village, as well as enabling the village to adapt and cater for all age groups, including the elderly. In so doing, the sites would contribute towards tackling social exclusion and deprivation. The Role & Function Study ranks Kemble 16th in the district for its level of community service and facility provision and the Preferred Development Strategy describes the village as having top-up shopping facilities and playing a 'Local Service' role. The Preferred Development Strategy also comments that new housing in the village would help to sustain these services and development of any of the sites would help to achieve this. The Role & Function Study describes Kemble as having the highest level of out-commuting in the district. This is mainly because Kemble has a railway station with an hourly service to Swindon, Cheltenham and Gloucester and London, which provides access to employment opportunities further afield. However, local access to employment, services and facilities is limited and each site has more or less equal accessibility to these. Part of the Preferred Development Strategy for Kemble is improved cycle access to Cirencester and Kemble Enterprise Park, which would improve access to services, facilities and employment. Financial contributions could be secured through the development of any of the sites and would therefore help to achieve this goal. The planning application process will ensure that all developments tackle the issue of deprivation and social exclusion, plan to reduce crime and improve the recreational and cultural offer. Financial contributions could also be sought

C Settlement Evidence Analysis

KEMBLE - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	as part of the development of any of the sites towards identified needs, which amongst other things include schools, libraries and improved access to recreational facilities. Development of any of the sites could therefore provide financial contributions towards improving access to these facilities. The site allocations community engagement feedback comments that 'Kemble Community Gardens are a popular and valued sustainable community initiative that needs to be protected' and the site's protection was one of their 4 top priorities. Kemble Community Gardens forms a large part of K_2 and includes some well used allotments. The development of this site would therefore lose a highly valued community asset. In summary, development of any of the deliverable residential sites in Kemble would help to meet the Council's 'Communities' Strategic Objective in terms of meeting local housing needs, including the need for affordable housing and different housing types and tenures. Each potential site has equal access to Kemble's local services and facilities. Access to employment opportunities within the village is relatively poor but new housing could provide contributions to improve cycle and bus links between Kemble, Kemble Enterprise Park and Cirencester where these opportunities could be accessed. However, the community have singled out Kemble Community Gardens (K_2) as as having important community value and that they want the site to be protected. For these reasons, K_1B and K_5 should be graded as 'Green' but K_2 should be graded as 'Red'.
1) How Local Plan Strategic Objective B 'Addressing Environmental Sustainability' can be met	The Strategic Flood Risk Assessment (Level 2) shows that none of the potential sites are within the Environment Agency's Climate Change Flood Zones 3a or 3b. In addition, the Sequential Test report (JBA 2014) found all of the sites to either have 'Low', Very Low' or Extremely Low' surface water flood risk. Consequently, each site has low flood risk, even in the event of climate change. Planning policies will also ensure that development of any of the potential sites would not exacerbate flooding issues in the surrounding areas. Kemble is ranked 16th in the district for its level service and facility provision and the village serves a 'Local Service' function. Development of any of the sites would help retain these services and facilities within the village, reducing the potential need for the wider community to have to access them further afield. Each site is within a 5 minute walk of the village's services and amenities.

Settlement Evidence Analysis C

KEMBLE - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The planning application process will ensure that all developments will minimise their dependence on natural resources and waste, whilst maximising the use of sustainable building materials, recycling, and low carbon and renewable energy solutions. New development would also have to meet set standards for a low dependence on natural resources, including water. In addition, planning policies will also ensure new developments are designed to cope with climate change, including storm events and hotter weather. Furthermore, the planning application process will ensure that regard is paid to the Gloucestershire Waste Minimisation in Development Projects SPD. Financial contributions could also be sourced at the planning application stage towards improving local sustainable transport options. The NPPF makes clear that new development should be directed primarily towards brownfield sites. However, each site is greenfield land and there is no distinction between the sites in this respect. In summary, each potential residential site would involve greenfield development. They all have equal access to services and facilities, as well as employment, and sustainable transport options. None of the sites are on land at risk of flooding and each site would be built to standards for low energy consumption, reliance on natural resources and to adapt to climate change. Development of any of the deliverable residential sites would help to achieve the Objective B 'Addressing Environmental Sustainability' criteria and each site should be graded as 'Green'.
1) How Local Plan Strategic Objective C 'Economy, Employment & Retail' can be met	The Role & Function study describes Kemble as having a declining economically active population. This threatens the future local economy. New affordable houses would be delivered as part of the development of any of the potential residential sites. These would diversify the makeup of the population, which would strengthen the local economy by attracting more economically active people to live in the village. No deliverable employment sites have been identified in Kemble. However, planning policies will be flexible towards changes of use to employment, training and mixed use facilities. Opportunities for home working will also be incorporated into the design of the any development on K_1B, K_5 or K_2. This will be particularly important in Kemble where employment is currently accessed predominantly through out-commuting and where there are few employment opportunities for the village's economically active and young population.

C Settlement Evidence Analysis

KEMBLE - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	Development of any of the deliverable residential sites would increase the patronage of shops, services and facilities within the village, helping to improve their viability and sustain their services in the future. The AONB is recognised within this Strategic Objective as being contributory to the local economy. However, Kemble is located outside the boundary of the Cotswold AONB. However, encouraging sustainable tourism is another part of Objective C and the local landscape forms a big part of the draw to Kemble. To this extent, K_1B and K_2 are both within a Special Landscape Area and development on K_1B is found in the White Report to have a 'High-Medium' impact. Supporting the provision of traditional agriculture across the district is another Local Plan Strategic Objective. The SHLAA (2014) reports that K_1B and part of K_5 are Grade 3 agricultural land, although a detailed survey is required to confirm this. The NPPF states that high grade agricultural land (Grades 1 - 3a) should be protected for its value as best and most versatile land. Regardless of this, development of either site would lose land in productive agricultural use, which would have a negative impact on the provision of traditional agriculture in Kemble. Finding the land to be higher grade agricultural land would add weight to protecting these sites. In summary, the development of K_2 would meet the Strategic Objective C 'Economy, Employment & Retail' criteria in full. This site should therefore be graded as 'Green'. However, the development of K_5 and K_1B would have a negative impact on the Special landscape Area and its ability of the village to attract tourism, as well as negatively impacting on traditional agriculture within Kemble. These sites should therefore be graded as 'Red'.
1) How Local Plan Strategic Objective D 'Housing' can be met	The SHLAA identifies 3 deliverable residential sites in Kemble, which would collectively deliver 36 dwellings. A large proportion of the new houses would be affordable homes with a mix of housing types and tenures. This would help to create a balanced and inclusive community within the village. In addition, the development of any of the sites would directly address local supply, choice and affordability issues, which would help young people, families and the elderly to remain in the area. The Role & Function Study identifies Kemble as being a local service centre and the village is a sustainable location for new housing. Each residential site has equally good accessibility the village's existing services and facilities.

Settlement Evidence Analysis C

KEMBLE - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	None of the sites have been submitted for the purpose of providing land for gypsy and traveller accommodation. However, their development would not prevent the achievement of the district-wide target of providing suitable land in appropriate locations to provide sufficient pitches for gypsy and traveller accommodation and meeting the needs established through the Gypsy and Traveller Accommodation Assessment. The planning application process will ensure that innovative design is encouraged to meet the needs of communities. This will include maximising opportunities for adaptable lifetime homes, independent smaller units for older and younger people, as well as live-work units. The Preferred Development Strategy sets a provisional target of 80 new dwellings in Kemble for the period April 2011 to April 2031. Since April 2011, 55 dwellings have either been completed or currently have planning permission. Although the housing target is provisional, the target could be met through the development of 2 or more of the potential sites. In summary, each site would make a positive contribution to meeting the district's objectively assessed housing need. The sites fully meet the 'Housing' Strategic Objective criteria and each site should be graded as 'Green'.
1) How Local Plan Strategic Objective E 'Travel, Transport & Access' can be met 2) Accessibility to facilities, services, employment, education; Walking, cycling, car	Kemble is ranked 16th in the district within the Role & Function Study's community facilities matrix for its level of service and facility provision. The village has 11 of the 18 categories that each settlement was measured against and is said to function above the level of a village of its size. Due to the small size of the village, each of the three sites is within reasonable walking accessibility of a convenience store and the majority of the village's services and facilities. In addition, development of any of the potential residential sites would also improve the viability of the village's shops, services and facilities, which would help retain them in the village. The A429, a very busy main road, runs through the heart of the village with a 40mph speed limit. A pedestrian crossing is provided adjacent to Windmill Road, which connects the houses with services and facilities on either side of the road. Consequently, the road does not pose so much of a barrier to accessing services and facilities.

C Settlement Evidence Analysis

KEMBLE - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	Bus stops are provided on the A429 adjacent to Clayfurlong Grove although the Role & Function Study identifies that the village only has an 'adequate' level of service provision. Development of any of the potential residential sites would increase the patronage of the bus services, helping to sustain or even improve them in future. Kemble is one of two settlements in the district with a railway station, which provides a regular direct service to Cheltenham, Gloucester, Swindon and London. Each site is located within a 5 minute walk of the station. In addition, the village is flat and is ideal for cycling. In addition, there are quiet back roads that provide suitable cycling access to Cirencester, which is 5 miles away, where many services and facilities that are not available in the village can be accessed. The Infrastructure Delivery Plan identifies the need for 'social infrastructure', such as school places and library provision. Where there was a need for improvements to such services or facilities, contributions could be sought as part of any potential development and this would improve the wider accessibility within the village to these services and facilities. The Open Space, Sport & Recreation Study identifies that each site is within the catchment area of allotments, amenity provision, natural open space, a park, provision for children and young people and outdoor sports facilities. However, the need for a pocket park has been identified. Development of any of the residential sites would provide opportunities for employees to live close to their workplace, which would reduce commuter journeys. In addition, as previously stated, the Preferred Development Strategy for Kemble is to improve the sustainable travel linkages between the village, Kemble Enterprise Park and Cirencester. Contributions could be sought as part of the development of any of the sites to help achieve this goal. In summary, each site has good accessibility to the village shop and the other local services and facilities, which would be more viable as a consequence of their development. Public transport provision, such as the buses and rail services, would also benefit from the development of each site through increased ridership. Public transport and cycling linkages between Kemble, Kemble Enterprise Park and Cirencester could be improved through financial contributions secured through development. This would improve accessibility to employment within the village. As a result, all of the residential sites in Kemble should be graded as 'Green'.

Settlement Evidence Analysis C

KEMBLE - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
1) How Local Plan Strategic Objective F 'Built Environment, Local Distinctiveness, Character & Special Qualities' can be met	The SHLAA (2014) establishes that none of the sites are located within or adjacent to a Historic Park or Garden, National Trust / English Heritage asset, Scheduled Ancient Monument or Historic Battleground. Consequently, development of any of the sites would not jeopardise the village's built heritage in these respects. However, the whole village is located within a Special Landscape Area.
2) How the issue of conserving the historic environment can be addressed at a settlement level	The Historic Environment Topic Paper (CDC Draft, 2014) sets out the NPPF requirements that should be used to conserve and enhance built heritage. To help protect, manage and enhance the village's distinctive qualities, a landscape study has been undertaken by White Consultants. The SHLAA identifies that the development of K_1B would impact on the setting of Clayfurlong Farm, a Listed Building. The site also has mature trees and and acts as a separation between Clayfurlong Farm and the village. It is said that any potential development would be highly apparent from the A429 and the site is exposed to the north and lacks a boundary. The development of the site was therefore also found in the White Report to have a 'High-Medium' impact. K_5 is within Kemble's Conservation Area and the site is also said within the White Report to link Kemble with the wider farmland and contributes to the settlement edge. The White Report concludes that the development of the site would also have a 'High-Medium' impact. The White Report commented that K_2 has overlooking issues and trees, which have landscape value, as well as a community garden that adds to its value. The site is also in the setting of Kemble's Conservation Area and its development was found to have a 'Medium' impact. Planning policies would ensure that the setting of the Listed Buildings and the Conservation Area is maintained and enhanced as a consequence of any development. Consequently, the development of these sites face significant constraints. In summary, K_1B is in the setting of Clayfurlong Farm, a Listed Building and is also a greenfield site within the Special Landscape Area. This site's development would have a 'High-Medium' impact and it should be graded as 'Red'. Similarly, the development of K_5 would have a 'High-Medium' impact due to its sensitive location within the Conservation Area. This site should therefore also be graded as 'Red'. The development of K_2 was found to have medium impact in the White Report. Consequently, this site should be graded as 'Amber'.

C Settlement Evidence Analysis

KEMBLE - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
1) How Local Plan Strategic Objective G 'Natural Resources' can be met 2) How natural environment issues can be addressed at a settlement level	The Habitats Regulations Assessment Screening Report (2013) finds that development of each site in Kemble may have an affect on a European designated conservation site. The report states: "*No European Sites are within very close proximity of Kemble, with the nearest site being North Meadow and Clattinger Farm to the south and Rodborough Common to the west, both of which lie at least 5km away so would not be expected to receive direct physical effects from the development proposed. They are also not close enough to be expected to experience the non-physical disturbance associated with construction. Effects associated with air pollution, interruption to hydrological regimes and increased recreation pressure could, however, still potentially occur*." More testing is required to calculate the level of threat, but all three sites pose an equal risk to the European designated conservation areas. The SHLAA (2014) established that none of the potential residential sites are located within or adjacent to a Site of Special Scientific Interest, Key Wildlife Site, National Nature Reserve, Local Nature Reserve, Ancient Woodland or Regionally Important Geological Site. However, each site has hedgerows and trees that should be retained as part of any development. In particular, K_2 is largely formed of dense vegetation and the SHLAA (2014) warns that this site could have high local wildlife value, is part of the railway wildlife corridor and has potential for reptiles. The SHLAA goes on to recommend that a significant part of the site should be retained and managed for wildlife. Part of the Natural Resources Strategic Objective involves '*conserving, managing and enhancing the area's high quality natural environment, including the Cotswold AONB*'. Although Kemble is not withing the AONB, each site is within a Special Landscape Area. As discussed under Objective F, the landscape study undertaken by White Consultants reports that K_1B and K_5 are more sensitive to the landscape than K_2. In terms of protecting the value of the town and its setting within the SLA, the development of K_1B and K_5 is clearly less favourable than K_2. The NPPF makes clear that new development should be directed primarily towards brownfield sites. However, there is a severe lack of suitable brownfield land within the village and all of the proposed residential sites involve development of greenfield land. Notwithstanding this, Kemble Farm, which does have brownfield / employment characteristics, has recently been granted planning permission for 50 dwellings and contributes substantially towards the village's provisional housing target.

Settlement Evidence Analysis C

KEMBLE - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The Strategic Flood Risk Assessment (Level 2) shows that none of the potential sites are within the Environment Agency's Climate Change Flood Zones 3a or 3b. In addition, the Sequential Test report (JBA 2014) found all of the sites to either have 'Low', Very Low' or Extremely Low' surface water flood risk. Consequently, each site has low flood risk, even in the event of climate change. Planning policies will also ensure that development of any of the potential sites would not exacerbate flooding issues in the surrounding areas. In summary, more testing is needed to establish whether th development of any of the sites will impact on a European designated wildlife site. None of the sites impact on a site that has been designated for any other type of wildlife conservation. Equally, none of the sites have high flood risk. However, K_2 has been identified has having significant biodiversity value and much of it would need to be retained and managed for wildlife. For this reason, this site should be graded as 'Red'. In addition, the White Consultant's report describes K_1B and K_5 as having high-medium impact and these sites should also be graded as 'Red'.
1) How Local Plan Strategic Objective H 'Infrastructure' can be met	The Infrastructure Delivery Plan - Interim Version (May 2013) (IDP) sets out the infrastructure requirements for Kemble (also see Appendix D for further details).Contributions would be sought as part of any residential development towards the IDP's identified 'infrastructure needs'. The contribution would be set at a level that is proportionate to the scale of the development. In the feedback from the site allocations community engagement (see Appendix A for further details), the community provided comments relating to their infrastructure requirements. Key infrastructure priorities that were listed included additional sports, social and local school facilities to cater for the new housing. These requirements could be addressed through S106 and CIL contributions, which could be secured through the development of any of the residential sites. The interim IDP also identifies infrastructure requirements and reports a local need for sports facilities, open space, community centres, libraries, youth support services, education, the ambulance and police services, primary and secondary health care,district wide flood risk management measures, local sewage upgrades and new municipal waste facilities. In addition to the IDP, the Preferred Development Strategy for Kemble seeks to improve cycle links along the former railway line to Cirencester and Tetbury, as well as bus services between the village and Kemble Enterprise Park.

C Settlement Evidence Analysis

KEMBLE - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	Footpath improvements were also sought between Kemble and Ewen. These improvements could be facilitated through contributions secured by the development of any of the residential sites. Fastershire" aims to bring fibre broadband to 90% of the County's homes by 2016. Additional funding will be required, but this would be a key piece of infrastructure for the village's economic growth. In terms of access to green infrastructure, the Open Space, Sport & Recreation Study identifies that there is currently adequate provision in all categories although the need for a pocket park has been identified as the village grows. However, the access to parks and open space is recommended as the focus of future improvements. In conclusion, taking all infrastructure issues into consideration, any shortfalls in infrastructure provision could be addressed through S106 or CIL contributions at the planning application stage. However, no infrastructure constraints have been identified that would favour or limit the development of any of the sites. Consequently, each residential site should be graded as 'Green'.
1) How the Development Strategy (including Settlement Strategy) can be delivered	The Preferred Development Strategy sets a provisional delivery target of 80 dwellings in Kemble over the period from April 2011 to April 2031. Since April 2011, a net gain of 55 dwellings have either been built or have planning permission. The remaining 3 deliverable SHLAA sites have potential to deliver a further 36 dwellings. It would therefore be possible to use a combination of 2 or more sites to achieve the provisional housing target. The SHLAA Viability Report (POS Enterprises, May 2014) sets 7 typologies that each SHLAA site falls within. All of the residential sites fall within Typology 1, which was found to be viable. In addition, this typology remained viable when different scenarios for worsening economic conditions were tested. The Development Strategy identifies Kemble Enterprise Park as a facility that should be protected. The development of any of the potential housing sites would not involve the loss of employment land. Indeed, their development would provide new affordable housing within close proximity of the Enterprise Park, which would provide opportunities for local employees to live close to their workplace. The Strategy also identifies improvements to the cycle network, using the former railway track bed between Kemble and Cirencester and Kemble and Tetbury. Improvements to bus and cycle links between the village and Kemble

Settlement Evidence Analysis C

KEMBLE - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	Enterprise Park are also identified, as well as a safe footpath between Kemble and Ewen. Contributions could be sought towards sustainable transport options with the development of any of the potential residential sites. In summary, there is sufficient capacity in Kemble to achieve the provisional Development Strategy housing target by allocating 2 sites. Kemble Enterprise Park could be protected using a planning policy. The development of any of the potential residential sites could help implement the identified cycle, footpath and bus improvements. Each site should therefore be graded as 'Green'.
1) How traffic & highways issues can be addressed at a settlement level	The Site Allocations community engagement feedback comments that K_1B and K_2 have good highway access and that K_5 has fair access, owing to its small size and narrow approach road. The SHLAA (2014) identifies that access onto K_1B as a constraint. This is because access onto the A429 would would be visually damaging to the setting of the Kemble. Access from Clayfurlong Grove to the rear would also be difficult to achieve. The busy A429, which runs through the centre of the village, has been identified by the site allocations community engagement feedback as a factor that affects accessibility within the village. However, a pedestrian crossing is provided adjacent to Windmill Road, which connects housing with services and facilities on either side of the road. Each potential housing site is located on the same side of the A429 and the Pelican Crossing is ideally positioned to serve each site, limiting the effects of the A429 on pedestrian movements. The A429 flows freely through the village and is rarely congested in Kemble, even at peak times. However, CDC have commissioned a Transport Assessment which will inform the emerging Local Plan to fully identify any highway issues that may prevent the development of any of the sites at a strategic level. In summary, there are no significant traffic issues within the village that constrain the development of any of the sites. In terms of access, only K_1B has a significant issue that would be difficult, although by no means impossible, to overcome. This site should therefore be graded as 'Amber' whilst K_2 and K_5 should be graded as 'Green'.

C Settlement Evidence Analysis

KEMBLE - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
1) Other Potential Designations / uses / allocation	Part of K_2 is Kemble Community Gardens, which consists of allotments, gardens and a wooded area. The Site Allocations Community feedback describes the Community Gardens as 'a popular and valued sustainable community initiative that needs to be protected'. Indeed, the site's protection was one of the community's 4 top priorities and it is clearly a treasured local community asset, which would be lost through the development of K_2. Subsequently, Kemble and Ewan Parish Council have submitted K_2 as a potential Local Green Space designation. The assessment of this is ongoing. (The Parish Council have also submitted the Playing Field at Clayfurlong K_1C for Local Green Space designation. However, as this site was assessed by the SHLAA as not being currently deliverable as a housing site it has not been considered in this document for further assessment.) The Open Space, Sport & Recreation Study identifies that the current allotment provision is only 0.05 ha above the current requirement. If Kemble Community Gardens were to be developed, there would be an under provision within the village. K_2 is also identified in the SHLAA as forming part of a railway wildlife corridor.

C.9 Lechlade

C.12 Sites assessed:

- L_14
- L_18B
- L_19
- LEC_E1
- LEC_E2A

LECHLADE-ON-THAMES - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
1) How Local Plan Objective A 'Communities' can be met	Two deliverable SHLAA sites (L_18B and L_19) with a combined capacity of 18 dwellings have been identified in Lechlade. In addition, 2 further sites (L_14 and L_30) have been identified in the SHLAA Addendum (2014), which could deliver a further 40 dwellings, and 92 dwellings have either been built or are committed to be built within the town since the beginning of April 2014. A large proportion of the dwellings that would be created through the development of any of the SHLAA sites would be affordable homes. These would incorporate a mixture of housing types and tenures, which would help to create a balanced and inclusive community. In addition, development of any of the sites would address local supply, choice and affordability issues, which would also help young people and families to stay in the town. Furthermore, building new houses on any of the potential residential sites would improve the ability of locally employed people to live near their workplace, as well as enabling the village to adapt and cater for all age groups, including the elderly. In so doing, the sites would contribute towards tackling social exclusion and deprivation. The Preferred Development Strategy describes Lechlade as having only 'limited' employment opportunities. However, the SELAA identifies 2 deliverable employment sites within the town, which have a combined area of 1.49 ha. Development of LEC_E2A or LEC_E1 would improve the town's access to employment opportunities. In terms of access to services and facilities from each site, L_14 and L_30 are more or less edge of centre sites and achieve the best accessibility. L_18B and L_19 are both between a 5 and 10 minute walk of the town centre, so they are still within reasonable walking distance. Consequently, each potential residential site has good access to services and facilities. However, LEC_E2A and LEC_E1 are above the 10 minute walking distance. Despite this, development of any of the residential or employment sites would increase the patronage of the shops, services and facilities within the town centre, helping to sustain them in future for the benefit of the wider community.

C Settlement Evidence Analysis

LECHLADE-ON-THAMES - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The planning application process will ensure that all developments tackle the issue of deprivation and social exclusion, plan to reduce crime and improve the recreational and cultural offer. Contributions would also be sought as part of any new residential development towards the identified social infrastructure needs, which amongst other things include schools and libraries. By improving these facilities, development of any of the proposed residential developments would benefit the wider community by improving the level service provision. In summary, development of any of the deliverable residential sites in Lechlade would help to meet the Council's 'Communities' Strategic Objective in terms of meeting local housing needs, including the need for affordable housing and different housing types and tenures. Each proposed site would have good access to the town's services and facilities. For these reasons, each potential residential site should be graded as 'Green'. Both employment sites would provide additional employment opportunities within the town. Although the sites would have less accessibility to the town centre, they are within walking distance of a significant proportion of Lechlade's housing would help to deliver the 'Communities' Strategic Objective. Both sites should therefore be graded as 'Green'.
1) How Local Plan Strategic Objective B 'Addressing Environmental Sustainability' can be met	The Strategic Flood Risk Assessment (Level 2) shows only the south-east corner of L_19 is within the Environment Agency's Climate Change Flood Zone 3a. The remaining residential and employment sites are not within either Flood Zones 3a or 3b. The Sequential Test report (JBA 2012) also concludes that the all of the sites have 'Very Low' or 'Extremely Low' flood risk. Planning policies would prevent development on any part of a site occurring within Flood Zones 3a and 3b. Consequently, development of any of the potential sites would have low flood risk, even in the event of climate change. Planning policies will also ensure that new housing will not exacerbate flooding in the surrounding areas as a consequence of development. Lechlade's town centre is ranked 8th in the district in terms of its social and economic sustainability. Each residential site has good access to the town's services development of any one of the sites is unlikely to produce an increased reliance on private automobiles. However, both potential employment sites are just above a 10 minute walk to the town centre so have lower accessibility to services and facilities.

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LECHLADE-ON-THAMES - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The Role and Function Study identifies Lechlade as having 34% self-containment in terms of the number of people commuting to access employment. This is well below the district and national average and development of any of the proposed residential sites would give people the opportunity to live closer to their workplace. In addition, development of either of the employment sites would provide the town with more employment opportunities for local people. Consequently, development of any of the residential or employment sites could potentially reduce the level of out-commuting, as well as the number of car journeys and the reliance on cars. The planning application process will ensure that each potential development minimises its dependence on natural resources and waste, whilst maximising the use of sustainable building materials, recycling, and low carbon and renewable energy solutions. Each new development would also have to meet set standards for a low dependence on natural resources, including water. In addition, planning policies will also ensure each potential development site is designed to cope with climate change, including storm events and hotter weather. Furthermore, the planning application process will ensure that regard is paid to the Gloucestershire Waste Minimisation in Development Projects SPD. Financial contributions could also be sourced at the planning application stage towards improving local sustainable transport options. There is no distinction between the potential residential and employment sites that would make them more capable of achieving these goals. The NPPF makes clear that new development should be directed primarily towards brownfield sites. Each residential and employment site is located on greenfield land, although LEC_E1 is formed of disused former agricultural buildings. Greenfield development would therefore be required to achieve both the housing and employment targets within the town. In summary, each potential residential and employment site would involve greenfield development. Each residential site has excellent access to the town's services and facilities, although the employment sites are equally further from the town centre. Development of the proposed employment sites would improve local access to jobs and there is potential to reduce out-commuting. Only a small part of L_19 is on land at risk of flooding and planning policies would ensure that housing is not built on this part of the site. Each site would be built to standards for low energy consumption, reliance on natural resources and would be able to adapt to climate change. On balance, development of any of

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Criteria	**Interpretation / Analysis**
	the deliverable residential or employment sites would help to achieve the Strategic Objective B 'Addressing Environmental Sustainability' criteria and each site should be graded as 'Green'.
1) How Local Plan Strategic Objective C 'Economy, Employment and Retail' can be met	The Preferred Development Strategy describes Lechlade as having only a 'fair' range of services and facilities but only limited employment opportunities. A new employment site is needed to accommodate a range of employment uses. The Strategy aims to provide employment that matches the skill set of the town's population to help reduce out-commuting. The Strategy also identifies the need for small-scale workspace suitable for business start-ups. There are two deliverable employment sites in Lechlade. LEC_E2A is identified in the SELAA as requiring extremely high design standards, possibly as a headquarters for a single user, given the site's prominence at the northern gateway into the town. This suggests the site is unsuitable for small start-up units, but it would be suitable for the required larger employment facility. Conversely, LEC_E1 is a much smaller site and is constrained by the existing building on the site, which are heritage assets that must be retained. The site is unsuitable for a large employment facility but would accommodate small start-up units. Consequently, a scheme involving both sites could contribute to delivering Lechlade's employment land strategy. The Role and Function study describes Lechlade as having a declining economically active population with an imbalance of jobs to workers. The development of either employment site would provide new jobs, which would attract economically active people to live in the area. In addition, development of any of the residential sites would create new affordable houses, accessible to a range of ages, which could diversify the makeup of the population and strengthen the local economy. Development of any of the sites would increase the patronage of shops, services and facilities within the town, helping to improve the vitality and viability of the town centre. Planning policies will be flexible towards changes of use to employment, training and mixed use facilities. Opportunities for home working will also be incorporated into the design of any new development. The AONB is recognised within Strategic Objective C as being contributory to the local economy. However, Lechlade is located outside the boundary of the Cotswold AONB. Notwithstanding this, tourism makes a significant contribution

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Criteria	**Interpretation / Analysis**
	to the local economy with many people being attracted by the town's quality as a Cotswold market town, adjacent to the River Thames. The White Report finds the development of L_14 and L_30 would have a high impact on the historic setting of the town, which attracts many tourists. F_30 is also in productive agricultural use and its development would have a negative impact on the provision of traditional agriculture in Lechlade. In summary, both employment sites and L_18B and L_19 fully meet the Strategic Objective C 'Economy, Employment and Retail' criteria. These sites should therefore be graded as 'Green'. However, the development of L_14 and L_30 would be unsustainable in terms of their severely negative impact on the ability of the town to attract tourism. In addition, the development of L_30 would have a negative impact on the provision of traditional agriculture in Lechlade. Both of these sites should therefore be graded as 'Red'.
1) How Local Plan Strategic Objective D 'Housing' can be met	A large proportion of the new homes delivered through the development of any of the potential residential sites would be affordable homes with a mix of housing types and tenures. This would help to create a balanced and inclusive community within the town. In addition, the development of each site would directly address local supply, choice and affordability issues, which would help young people, families and the elderly to remain in the area. The Role and Function Study identifies Lechlade as a 'district centre', due to the town's large size and level of retail, service and facility provision. Each residential site has good accessibility the town centre, which makes them sustainable locations for new housing. The Role and Function Study demonstrates that Lechlade has high levels of out-commuting. Development of any of the potential residential sites would give people the opportunity to live closer to their work. In addition, both potential employment sites would offer employment opportunities for local people, further helping to reduce out-commuting. None of the sites have been submitted for the purpose of providing land for gypsy and traveller accommodation. However, their development would not prevent the achievement of the district-wide target of providing suitable land in appropriate locations to provide sufficient pitches for gypsy and traveller accommodation and meeting the needs established through the Gypsy and Traveller Accommodation Assessment.

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Criteria	**Interpretation / Analysis**
	The planning application process will ensure that innovative design is encouraged to meet the needs of communities. This will include maximising opportunities for adaptable lifetime homes, independent smaller units for older and younger people, as well as live-work units. The Preferred Development Strategy sets a provisional target of 140 new dwellings in Lechlade for the period April 2011 to April 2031. Since April 2011, there has already been a net gain of 92 dwellings that have either been completed or are committed to be built. The SHLAA (2014) identifies two deliverable residential sites sites in Lechlade, which have potential to collectively deliver 18 dwellings. As part of the site allocations community engagement, the community suggested that L_14 and L_30 could potentially deliver the housing target in Lechlade. However, it is unlikely that these sites will be deliverable due to suitability issues. Consequently, it is likely that there will be insufficient deliverable residential sites to meet the town's provisional housing target and both L_18B and L_19 will be required. In summary, each residential site would make a positive contribution to meeting the district's objectively assessed housing need. In addition, each residential and employment site would fully achieve the 'Housing' Strategic Objective criteria and they should all be graded as 'Green'.
1) How Local Plan Strategic Objective E 'Travel, Transport and Access' can be met 2) Accessibility to facilities, services, employment, education; Walking, cycling, car	Lechlade is ranked 8th in the district within the Role and Function Study's community facilities matrix for its level of service and facility provision. The town has 15 of the 18 categories that each settlement was scored against and also has a strong retail offer with 36 units, four of which are convenience. In terms of access to services and facilities from each site, L_14 and L_30 are more or less edge of centre sites and achieve the best accessibility. L_18B and L_19 are both between a 5 and 10 minute walk of the town centre, which is still a reasonable distance that residents could be expected to walk. Consequently, each potential residential site has good access to services and facilities. However, LEC_E2A and LEC_E1 are above the 10 minute walking distance from the town centre. Despite this, development of any of the residential or employment sites would increase the patronage of the shops, services and facilities within the town centre, helping to sustain them in future for the benefit of the wider community. Development of any of the residential or employment sites will provide new opportunities for employees of Lechlade to live close to their place of work, which would reduce out-commuting and the reliance of private automobiles.

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Criteria	**Interpretation / Analysis**
	The Role and Function Study also scores Lechlade with the highest grade for its level of public transport provision. All of the town's bus services can be accessed from the town centre, although bus stops are located within a 5 minute walk of each site. Development of any of the potential residential or employment sites would increase the patronage of the bus services, which would improve the viability of services and possibly improve the future level of service provision. Financial contributions may also be sought as part of any residential development towards sustainable travel options. The Infrastructure Delivery Plan identifies the need for 'social infrastructure', such as school places and library provision. Where there was a need for improvements to such services or facilities, contributions could be sought as part of any potential development and this would improve the wider accessibility to them. Lechlade is flat, which is ideal for walking and cycling. The only site that currently has poor walking accessibility is LEC_E2A, which would require an extension to the pedestrian footpath from the northern extent of the settlement edge, across the A361 roundabout and into the proposed site. However, there is sufficient capacity within the highway to accommodate a footpath. In addition, the new footpath could be implemented through S106 contributions as part of the proposed development. In terms of access to open space, sport and recreational facilities, the Open Space, Sport and Recreation Study identifies that each site is within the catchment area of allotments (although there is no local provision), amenity green space, natural open space, provision for children and outdoor sports facilities. However, the sites to the north of the town do not have access to provision for children. All residential and employment sites are equally accessible to open space, sport and recreational facilities. In addition, development of any of the residential sites could help to address shortfalls in provision through financial contributions gained from their development. In summary, all of the residential sites have good accessibility to shops, services and facilities. The employment sites have less accessibility to the town's facilities, although the shops, services and facilities would be more viable as a consequence of any of the potential sites' development. The town is served by good public transport provision, which is readily accessible from each site and development of any of the sites would have a positive contribution to the level of public transport provision. LEC_E2A is currently unconnected by footpath from the rest of the town. However, financial contributions could be

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Criteria	**Interpretation / Analysis**
	secured as part of its development. For these reasons, each housing site should be graded as 'Green' and the two employment sites should be graded as 'Amber'.
1) How Local Plan Strategic Objective F 'Built Environment, Local Distinctiveness, Character and Special Qualities' can be met 2) How the issue of conserving the historic environment can be addressed at a settlement level	Lechlade has a large Conservation Area and many many Listed Buildings, which are mainly located around the historic core of the town centre, St Lawrence's Church and the grounds of Lechlade Manor. The SHLAA (2014) establishes that none of the residential or employment sites are located within or adjacent to National Trust / English Heritage asset, Scheduled Ancient Monument or Historic Battleground. Consequently, development of any of the deliverable sites would not jeopardise the town's built heritage in any of these respects. The town is also not within the AONB. The Historic Environment Topic Paper (CDC Draft, 2014) sets out the NPPF requirements that should be used to conserve and enhance built heritage. To help protect, manage and enhance the town's distinctive qualities and conform with the NPPF, a landscape study has been undertaken by White Consultants. This study provides a strong indication of the impact that development of the potential sites would have on built environment, local distinctiveness, character and special qualities. The White Report found that L_13B and L_30 are highly sensitive locations for new development, due to the damaging impact on the historic parkland character in this part of the town and the unspoilt setting of Lechlade Manor and the Conservation Area. Development of either of these sites would also contribute to forming a raw unmitigated edge to the settlement that would intersect historic views up the Thames Valley towards the town, particularly the church. L_13B is also unimproved grassland and L_30 has ridge and furrow, which are said to have intrinsic value. L_13A has been graded as 'medium-high' for much the same reasons, although the site is slightly screened by trees. The White Report found L_18B to have 'medium' landscape impact due to the proximity to a footpath and Listed Buildings. However, the report goes on to comment that low density development that retains the boundary vegetation and respects the Listed Buildings may be acceptable. L_19 was found to have medium-low impact due to the site's prominence on the western gateway into the town, although it was noted that the site has little intrinsic value.

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Criteria	**Interpretation / Analysis**
	Although the community's suggested site (L_14) has not been assessed within the White Report, the report does state that '*the parkland landscape to the north-east* [part of the town] *around and focused on Lechlade Manor provides a positive historic landscape*'. Furthermore, the SHLAA found the site to be unsuitable, commenting that the site's historic parkland characteristics and importance in the landscape setting of Lechlade should be protected. The site also forms an important part of the Conservation Area and the setting of Lechlade Manor, which is a Listed Building. Consequently, development of this site would have a high impact on the town's built environment and local character. With regards to the two employment sites, they have both been assessed as having 'medium' impact. LEC_E1 has open views to the north from a Scheduled Ancient Monument and footpaths, as well as having a Listed Building within the site. However, the White report comments that if new development reflected the style, form and scale of traditional agricultural buildings, economic uses may be acceptable. The White Report found LEC_E2A to be attractive in conjunction with the lake to the west. However, the site has been degraded by its former use and it is well enclosed from the wider landscape. The report goes on to say that '*carefully designed and high quality economic use* [on LEC_E2A]*which acts as a positive introduction to the settlements and respects and capitalises on the relationship with the lake may be acceptable*'. In summary, none of the residential or employment sites are located within or adjacent to a National Trust or English Heritage asset, Scheduled Ancient Monument, Historic Battleground or are within the AONB. However, development of L_13B and L_30 would have a 'high' impact on the town's built environment, local distinctiveness, character and special qualities. For much the same reasons, development of L_13A would have a 'high-medium' impact. The SHLAA assessed L_14 as being unsuitable for development due to its high impact on a Listed Building and the Conservation Area. Consequently, all of these sites should be graded as 'Red'. L_18B was found to have a medium impact and should be graded as 'Amber', whilst L_19 has a medium low impact and should be graded as 'Green'. With regards to both employment sites, carefully designed high quality development may be possible. However, both LEC_E1 and LEC_E2A are still sensitive sites with 'medium' impact. These sites should therefore both be graded as 'Amber'.

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Criteria	**Interpretation / Analysis**
1) How Local Plan Strategic Objective G 'Natural Resources' can be met 2) How natural environment issues can be addressed at a settlement level	The Habitats Regulations Assessment (HRA) Screening Report (2013) finds that development of any of the sites within Lechlade may affect a European designated conservation site. The nearest sites are North Meadow and Clattinger Farm Special Area of Conservation, both of which are at least 12km away. There would be no direct physical effects or non-physical disturbance associated with construction. However, there may be effects associated with air pollution, interruption to hydrological regimes and increased recreation pressure could be experienced. More testing is required to calculate the level of threat, but each site poses an equal risk to the European designated conservation areas. The HRA report identifies several mitigation measures that could be used as part of any development. These included the development of green corridors, home working, traffic management and the provision of other sustainable transport alternatives, as well as visitor management and alternative green space. Such measures could be supported through financial contributions, secured as part of the residential developments. The SHLAA (2014) established that none of the potential residential or employment sites are located within or adjacent to a Site of Special Scientific Interest Site, National Nature Reserve, Local Nature Reserve, Ancient Woodland or Regionally Important Geological Site. However, LEC_E2A is adjacent to a lake and a wooded area, which are a Key Wildlife Site. This does not in itself preclude development of the site. However, further investigations would be needed to establish the level of impact any potential development would have on the Key Wildlife Site. In addition, a potential ecological constraint is listed in the SHLAA on L_18B, which would also require further investigation. Part of the Natural Resources Strategic Objective involves '*conserving, managing and enhancing the area's high quality natural environment, including the Cotswold AONB*'. As discussed in detail under Objective F, the landscape study undertaken by White Consultants and the SHLAA report that L_13B, L_14 and L_30 have a 'high' impact and L_13A has a 'high-medium' impact. L_18B has a 'medium' impact and L_19 has a 'medium-low' impact. With regards to the employment sites, both sites have a 'medium' impact. The NPPF directs new development primarily towards brownfield sites. However, there is a severe lack of brownfield land in Lechlade and the lack of alternative suitable sites in the town means that greenfield land would be needed to deliver the Preferred Development Strategy's housing and employment targets.

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Criteria	**Interpretation / Analysis**
	The Strategic Flood Risk Assessment (Level 2) shows that only the south-east corner of L_19 is within the Environment Agency's Climate Change Flood Zone 3a. The remaining residential and employment sites are not within either Flood Zones 3a or 3b. The Sequential Test report (JBA 2012) also concludes that the all of the sites have 'Very Low' or 'Extremely Low' flood risk. Planning policies would prevent development on any part of a site occurring within Flood Zones 3a and 3b. Consequently, development of any of the potential sites would have low flood risk, even in the event of climate change. Planning policies will also ensure that new housing will not exacerbate flooding in the surrounding areas as a consequence of development. In summary, none of the sites would involve development on land with high flood risk. Further testing is required to establish whether the development of any of the sites would negatively impact on a European designated wildlife site. Apart from LEC_E2A, none of the sites impact on a site that has been designated for any other type of wildlife conservation. Further testing would be needed on LEC_E2A to establish the level of impact that its development would have on a Key Wildlife Site. This site should therefore be graded as 'Red'. The White Report finds that the development of LEC_E1 would have a medium impact, but this is mainly because it impacts on a Listed Building. In addition, the development of L_18 was found to have a medium landscape impact. However, coupled with the potential impact on a European site, these sites should be graded as 'Red'. L_13A, L13B, L_14 and L_30 involve development that would be highly damaging to the town's landscape and these sites should therefore also be graded as 'Red'. The development of L_19 would have a 'medium low' impact, although the site's development may impact on a site designated for European wildlife protection. L_19 should therefore be graded as 'Amber'.
1) How Local Plan Strategic Objective H 'Infrastructure' can be met	The Infrastructure Delivery Plan - Interim Version (May 2013) (IDP) sets out the infrastructure requirements for Lechlade (also see Appendix D for further details).Contributions would be sought as part of any residential development towards the IDP's identified 'infrastructure needs'. The contribution would be set at a level that is proportionate to the scale of the development. In the feedback from the site allocations community engagement (see Appendix A for further details), the community provided comments relating to infrastructure requirements. Key infrastructure priorities that were listed included car parking, access issues from the sites, an under provision of public transport from some

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Criteria	**Interpretation / Analysis**
	of the sites and an under provision of water supply and treatment facilities. The access issues will be discussed in more detail in the 'traffic and highways' section of this table. The interim IDP also identifies infrastructure needs and reports that there is a local need for sports facilities, open space, community centres, libraries, youth support services, education, the ambulance and police services, primary and secondary health care, the district wide flood risk management measures, new municipal waste facilities and public transport infrastructure. A key finding of the Interim IDP, which goes against what was raised by the community, is that there is sufficient capacity within the existing water supply or waste water removal infrastructure to accommodate the proposed development sites. In addition, no significant improvements would be needed to the gas and electrical infrastructure. The Open Space, Sport and Recreation Study identifies some social infrastructure requirements. There is a demand for allotments within the town, as well as improvements to three sites that serve the community with amenity green space. In addition, there is a need for new provisions for young people. A new park is not needed, but improvements to access to parks through better pedestrian routes and cycleways has been recommended. "Fastershire" aims to bring fibre broadband to 90% of the County's homes by 2016. Additional funding will be required, but this would be a key piece of infrastructure for the town's economic growth. In conclusion, taking all infrastructure issues into consideration, any shortfalls in infrastructure provision could be addressed through S106 and CIL contributions at the planning application stage. However, no infrastructure constraints have been identified that favour or limit the development of any of the sites. Consequently, each residential and employment site should be graded as 'Green'.
1) How Local Plan Strategic Objective I 'Cotswold Water Park' can be met	Both deliverable housing sites and employment in Lechlade are within Cotswold Water Park. Part of Strategic Objective J involves improving accessibility within the Water Park, particularly to walkers and cyclists. Financial contributions could be secured as part of the development of either site towards measures to improve sustainable transport options and footpaths, as well as improving the provision of services and facilities within the local area.

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Criteria	**Interpretation / Analysis**
	Strategic Objective J aims to promote a range of water-based sports, leisure and recreation facilities. Development of any of the sites would increase demand for any such activities in the local area, making them more viable. Development any of the sites would therefore contribute towards increasing the provision of such facilities in the local area to the benefit of the wider Water Park area. In addition, contributions could be levered towards new sporting facilities from the development of either residential site. Objective J also aims to protect and enhance important local species, habitats and sites to make Cotswold Water Park a premier site for nature conservation. No such issues have been identified with L_14, L_18B, L_19 or LEC_E1. However, Objective G discusses how LEC_E2A is adjacent to a lake and a wooded area, which are a Key Wildlife Site and how development may impact on this. Strategic Objective J notes that each site must conform with the Cotswold Water Park Strategic Review and Implementation Plan (the 'Cotswold Water Park Masterplan' or the 'Masterplan'). The Masterplan incorporates all of the issues already discussed under Objective J. However, it also requires development to protect areas identified for mineral extraction, benefit tourism, support agriculture, take full consideration of the Water Park's hydrology and climate change, preserve heritage and ensure that developments have direct benefits to the local residents. Objective F provides detailed explanation of the severely negative impact L_14 and L_30 would have on Lechlade's build heritage and landscape. The knock on effect of development of either of these sites would be a reduction in the town's attractiveness to tourism. Consequently, development of either of these sites would not correspond with the goals of the Masterplan. The Cotswold Water Park SPD prescribes zones where different types of development will be acceptable. Zone A supports 'quiet' development; Zone B supports low intensive recreational development; Zone C supports sport, recreational or tourism development and Zone D supports agriculture or forestry. Apart from LEC_E2A, none of Lechlade's deliverable residential sites are located within any of these zones. Consequently, their development would not jeopardise strategy for zoned development within the Water Park. However, LEC_E2A is within Zone B. Consequently, new housing in this location would remove land designated for low intensive recreational development.

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Criteria	**Interpretation / Analysis**
	No additional issues have been identified with either site that would have a negative impact on tourism within the Water Park. In addition, Objective B discusses how none of the sites have adverse flooding or hydrological issues or would be negatively impacted by climate change. Objective A also discusses how financial contributions could be secured from the development of any of the sites towards identified social infrastructure needs. The Gloucestershire County Council Minerals Local Plan Site Options and Draft Policy Framework Consultation Document (June 2014) does not identify and potential site allocations for mineral development on either site in Lechlade. Consequently, none of the sites would prevent or obstruct future potential mineral or gravel extraction workings. In summary, L_18B, L_19 and LEC_E1 all fully meet the Strategic Objective J 'Cotswold Water Park' criteria and they should all be graded as 'Green'. However, the development of L_14 or L_30 would have a severely adverse impact on Lechlade's built heritage and these sites should therefore be graded as 'Red'. In addition, the development of LEC_E2A could potentially negatively impact on a Key Wildlife Site and would develop land intended for low intensive recreational development. This site should therefore also be graded as 'Red'.
1) How the Development Strategy (including Settlement Strategy) can be delivered	The Local Plan Consultation Paper: Preferred Development Strategy (May 2013) sets a provisional target of 140 new dwellings in Lechlade over the period from April 2011 to April 2031. Since April 2011, a net gain of 92 dwellings have either been built or are committed. The four residential sites considered by the community have a combined capacity of 58 dwellings. The development of each residential site would be needed to achieve the provisional housing target. However, the development of L_14 and L_30 would have a high detrimental impact on the landscape and the built environment, which is discussed in some detail in Objective F and G. If these sites were unable to be developed, either an additional site(s) would be needed or the housing target would have to adjusted. Notwithstanding this, the SHLAA Viability Report (POS Enterprises, May 2014) sets 7 typologies that each SHLAA site falls within. Each residential site falls within either typology 1 or 5, which were all found to be viable. In addition, all of these typologies remained viable when different scenarios for worsening economic conditions were tested.

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Criteria	**Interpretation / Analysis**
	The Development Strategy aims to release some land for employment for a development that is capable of matching local skills and also accommodating small start-up units. Two sites have been identified in the SELAA, which could be developed in combination to achieve these goals. Both sites have preformed access onto the highway. However, LEC_E1 is a brownfield site, which from a viability perspective would incur the associated additional redevelopment costs. The SELAA Viability Report states that it is likely to be operators who need a building that meets their specific requirements who will take up the development plots. A speculative development that is built for rent or sale is unlikely to be viable. This draws into question the viability of both sites. It is likely that the demand for small start up units would have to first be identified before LEC_E1 would be developed. It is also clear that an operator would need to be secured who would locate their business on LEC_E2A and invest into the site to enable its delivery. Development of any of the residential or employment sites would contribute to addressing the other goals identified in the Preferred Development Strategy. This could be through either creating the conditions to improve self-containment, sustainability and reduce out-commuting, or through generating financial contributions to tackle issues such as traffic management or public realm improvements. In summary, although the Preferred Development Strategy target is only provisional, the total number of dwellings that have been completed, have planning permission or have been considered by the community is 10 dwellings above the provisional housing target. However, significant issues have been identified with two sites that have a combined capacity of 40 dwellings. If these sites were not allocated, the Development Strategy's housing target would not be met. This would require either an additional site(s) to be identified or the housing target to be adjusted. Notwithstanding this, all of the residential site are viable. For the reasons, L_14 and L_30 should be graded as 'Red' and L_18B and L_19 should be graded as 'Green'. The combination of Lechlade's two identified for employment sites could accommodate the development Strategy's identified employment need. However, the viability of these sites would depend on a major operator investing in LEC_E2A and there being sufficient local demand for small start-up units that would enable the delivery of LEC_E1. Consequently, both LEC_E1 and LEC_E2A should be graded as 'Amber'.

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LECHLADE-ON-THAMES - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
1) How traffic and highways issues can be addressed at a settlement level	The Economy and Retail Study (2012) identifies that '*the majority of parking in Lechlade is on-street parking further along the A361 Burford Street and there was a steady flow of pedestrians along this side of the street towards the 'centre'. It is at this point of crossing to the other side of the commercial centre (for the Post Office or car park) that most pedestrian/vehicular conflict is likely.*' The Preferred Development Strategy for Lechlade intends to address issues such as this within the town by applying policies to improve traffic management. The site allocations community engagement feedback raises concerns over the effect of any new development on local car-parking. The Development Strategy for Lechlade sets out that the existing parcel of land allocated for a small car park, or an alternative suitable site(s), will be retained for car parking. Indeed, financial contributions of any of the residential site's development could help to bring this scheme, as well as other traffic management measures, into action. The community's feedback also raised concerns over the access from Moorgate onto the main road. The SHLAA identifies that the layout of the neighbouring site to the north-west (L_18A), which currently has planning permission for 18 dwellings, has left an access route to accommodate the development of L_18B. This avoids the issue of accessing the main road directly. LEC_E2A has pedestrian accessibility issues, which would require improved pedestrian linkages from the northern extent of the town, across the A361 roundabout and into the proposed site. There is sufficient capacity within the highway to accommodate a new footpath. This could be paid for by financial contributions secured as part of the proposed development. Notwithstanding this, the SHLAA identifies that both LEC_E1 and LEC_E2A both have good strategic access. A Design and Access statement would be required as part of the planning application of any of the proposed residential or employment sites. Any highway and access issues would have to be addressed as part of the design process. Contributions towards highway improvements could be secured as part of the development of any of the sites. Notwithstanding this, paragraph 32 of the NPPF sets out that "*Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe*". The level of severity of highway and traffic issues of any of the potential development sites is unlikely to constrain their delivery to the point of having grounds to refuse a planning application. It is likely that the highway issues could be overcome through design and mitigation measures.

Settlement Evidence Analysis C

LECHLADE-ON-THAMES - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	No other highway issues have been raised for any of the other potential development sites. Furthermore, CDC have commissioned a Transport Assessment which will inform the emerging Local Plan to fully identify any highway issues that may prevent the development of any of the sites at a strategic level. In summary, both potential employment sites and L_19 have excellent highway access. In addition, an access route from L_18B will be provided to the main road through the site that currently has planning permission directly to the west. No other highway issues have been raised with any of the sites. Each potential residential and employment site should therefore be given a 'Green' grade.
1) Other Potential Designations / uses / allocation	Lechlade Town Council have put forward one site, ERPA Nature Reserve L_16, for designation as a Local Green Space. However, this site was assessed by the SHLAA as not being currently developable and therefore has not been put forward for further assessment in this document. The current Cotswold District Local Plan 2001-2011 (Policy LEC.3) has an allocation for a public car park at Land at Wharf Lane, Lechlade. The current Cotswold District Local Plan 2001-2011 (Policy LEC.4) has an allocation for an extension to the Cemetery.

C Settlement Evidence Analysis

C.10 Mickleton

C.13 Sites assessed:

- MK_4

MICKLETON - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
1) How Local Plan Objective A 'Communities' can be met	The SHLAA identifies one deliverable residential site in Mickleton off Grandbrook Lane, which has potential to deliver 8 dwellings. This site is referenced in the SHLAA as MK_4. A net gain of 147 dwellings have already been built or have been committed to be built within the village since the beginning of the plan period in April 2011. A large proportion of any new housing will be affordable homes with a mix of housing types and tenures. The new housing would therefore help to create a balanced and inclusive community. In addition, development of MK_4 would help to address local supply, choice and affordability issues, helping young people and families to stay in the village, as well as enabling the village to adapt to the needs of the elderly. In so doing, development of this site would contribute towards tackling social exclusion and deprivation. The Preferred Development Strategy describes Mickleton as a sizeable village that caters for most day-to-day community needs. The majority of the village's services and facilities are within a 10 minute walk of MK_4. In addition, in terms of commuter journeys, the Role and Function Study identifies the area having an above average level of self-containment with good access to local employment opportunities, although it is noted that the village itself has limited employment provision. Development of MK_4 would further improve the ability of locally employed people to live close to their workplace. Contributions would be sought as part of any new residential development towards the identified social infrastructure needs, which amongst other things include schools and libraries. By contributing towards these facilities, development of MK_4 would improve the wider community's level service provision. In addition, the planning application process will ensure that the development of MK_4 helps to tackle the issues of deprivation and social exclusion, as well as reducing crime and improving the recreational and cultural offer within the village

Settlement Evidence Analysis C

MICKLETON - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	In summary, development of MK_4 would help to meet the 'Communities' Strategic Objective in terms of meeting local housing needs, including the need for affordable housing and different housing types and tenures. The site also has good access to employment, services and facilities. For these reasons, MK_4 should be graded as 'Green'.
1) How Local Plan Strategic Objective B 'Addressing Environmental Sustainability' can be met	The Strategic Flood Risk Assessment (Level 2) shows that MK_4 is not within the Environment Agency's Climate Change Flood Zones 3a or 3b. This site is also found in the Sequential Test report (JBA 2014) to have 'Low' flood risk. Consequently, this site has low flood risk, even in the event of climate change. Planning policies will also ensure that development of the site would not exacerbate flooding issues in the surrounding areas. Paragraph 111 of the NPPF directs new development primarily towards brownfield land, provided that land is not of high environmental value. The SHLAA identifies that only the northern part of MK_4 is suitable for development and this is brownfield land with low environmental value. Consequently, development of this site conforms with paragraph 111 of the NPPF. The planning application process will ensure that the development of MK_4 creates new housing with a minimal dependence on natural resources and waste, whilst maximising the use of sustainable building materials, recycling, and low carbon and renewable energy solutions. The new development would also have to meet set standards for a low dependence on natural resources, including water. In addition, planning policies will also ensure new developments are designed to cope with climate change, including storm events and hotter weather. Furthermore, the planning application process will ensure that regard is paid to the Gloucestershire Waste Minimisation in Development Projects SPD. Financial contributions could also be sourced at the planning application stage towards improving local sustainable transport options. Mickleton is ranked 14th in the district for its level of community service and facility provision. As discussed for Objective A, new housing on MK_4 would have good accessibility to the village's services and facilities. Although the village has little employment provision, there are a number of employment centres in the local area. Consequently, development of MK_4 would give local people the opportunity to live close to their workplace. In summary, the developable part of MK_4 is brownfield land with low environmental quality. The site has good access to a number of services and facilities, as well as to employment opportunities. The site is not on land at risk

C Settlement Evidence Analysis

MICKLETON - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	of flooding and would be built to standards for low energy consumption, reliance on natural resources and would be able to adapt to climate change. Development of MK_4 would help to achieve the Strategic Objective B 'Addressing Environmental Sustainability' criteria and should consequently be graded as 'Green'.
1) How Local Plan Strategic Objective C 'Economy, Employment and Retail' can be met	MK_4 is currently used as a garage. The loss of this garage and its petrol filling facilities would reduce the level of local employment opportunities. However, the Role and Function study describes Mickleton as having a declining economically active population, which is a threat to the future economy. Development of MK_4 would create new affordable houses, accessible to a range of ages. This would diversify the make-up of the population, which would serve to strengthen the local economy. Planning policies will be flexible towards changes of use to employment, training and mixed use facilities. Opportunities for home working will also be incorporated into the design of any new development. This will provide opportunities for young people to take up employment within the village and encourage economically active people to stay or move into the local area, which is needed to support the local economy. Development of MK_4 would go to increasing the patronage of shops, services and facilities within the village, helping to improve their viability. This would support the level of service and retail provision within the village, increasing the 'critical mass' of local population that is needed to sustain these facilities in future. The developable part of MK_4 is on the edge of the AONB. The AONB is recognised in the in Strategic Objective C as being contributory towards the local economy. Although the site is located away from the village centre, the White Report finds that the redevelopment of the brownfield part of the site could have a positive impact on views from the AONB, making the village more attractive to visitors. Another part of Strategic Objective C is to 'support the provision of traditional agriculture across the district'. Being brownfield land, the redevelopment of MK_4 would not have a prejudicial effect on farmland land or the agricultural economy.

Settlement Evidence Analysis C

MICKLETON - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	In summary, the redevelopment of MK_4 would broadly meet the Strategic Objective C 'Economy, Employment and Retail' criteria. However, the redevelopment of the site would involve the loss of a garage, which currently provides local jobs and acts to serve the local economy with a key piece of infrastructure. This site should therefore be graded as 'Amber'.
1) How Local Plan Strategic Objective D 'Housing' can be met	A large proportion of any new dwellings on MK_4 would be affordable housing with a mix of housing types and tenures. This would contribute towards creating a balanced and inclusive community within the village. In addition, the development of any of the sites would directly address local supply, choice and affordability issues, which would help young people, families and the elderly to remain in the area. The Role and Function Study identifies Mickleton as having a 'local centre' role with a range of small shops of a local nature, serving a small catchment. Consequently, the village is a sustainable location for new housing. As discussed in detail under Objective E, MK_4 is under a 10 minute walk from the village centre where the majority of services, facilities and shops can be accessed. The site has not been submitted for the purpose of providing land for gypsy and traveller accommodation. However, its development would not prevent the achievement of the district-wide target of providing suitable land in appropriate locations to provide sufficient pitches for gypsy and traveller accommodation and meeting the needs established through the Gypsy and Traveller Accommodation Assessment. The planning application process will ensure that innovative design is encouraged to meet the needs of communities. This will include maximising opportunities for adaptable lifetime homes, independent smaller units for older and younger people, as well as live-work units. The Preferred Development Strategy sets a provisional target of 80 new dwellings in Mickleton for the period April 2011 to April 2031. Since April 2011, there has already been a net gain of 147 dwellings that have either been completed or currently have planning permission. Mickleton has therefore already exceeded this provisional target.

C Settlement Evidence Analysis

MICKLETON - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	In summary, the development of MK_4 would make a positive contribution to further meeting the district's objectively assessed housing need. In addition, the site fully meets the 'Housing' Strategic Objective criteria and should be graded as 'Green'.
1) How Local Plan Strategic Objective E 'Travel, Transport and Access' can be met 2) Accessibility to facilities, services, employment, education; Walking, cycling, car	Mickleton is ranked 14th in the district within the Role and Function Study's community facilities matrix for its level of service and facility provision. The village has 11 of the 18 facilities that each settlement was scored against. The village is also described in the Preferred Development Strategy as being able to cater for most day-to-day needs including top-up shopping, routine Post Office services, primary education and social activities. The SHLAA identifies that MK_4 is currently used as a garage. The loss of this garage and its petrol filling facilities would reduce the level of service provision within the village. The close proximity of Chipping Campden is also key in providing services that cannot be accessed within the village. The Role and Function Study's assessment of public transport found the village to only have a 'limited' bus service, but there is an hourly service to and from Chipping Campden that operates until the early evening (the last service from Chipping Camden is currently 18.51). Development of MK_4 would contribute towards increasing the patronage of the bus services, which would further improve their viability. Financial contributions may also be sought as part of MK_4's development towards sustainable travel options. Due to the small size of Mickleton, MK_4 has good accessibility and is under a 10 minute walk of the village centre where the majority of the shops, services and facilities are located. Development of MK_4 would improve the viability village's services and facilities. MK_4 also has excellent access to a range of local employment opportunities and the ward achieves 50% out-commuting, which is lower than the district and national averages. Development of MK_4 would contribute towards bringing a more diverse, economically active population to the village and there will be a new opportunity for local employees to live closer to their workplace, which would contribute to reducing the number and distance of commuter journeys.

Settlement Evidence Analysis C

MICKLETON - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The Infrastructure Delivery Plan identifies the need for 'social infrastructure', such as school places and library provision. Where there was a need for improvements to such services or facilities, contributions could be sought as part of any potential development and this would improve the wider accessibility to such services. Mickleton is flat, which is ideal for walking and cycling. In terms of access to open space, sport and recreational facilities, the Open Space, Sport and Recreation Study identifies that the Mickleton is within the catchment area of allotments, a park, provision for young people and outdoor sports facilities. However, the village does not have access to amenity green space, provision for children and only have limited access to natural open space. In summary, MK_4 has good accessibility to shops, services and facilities and a range of local employment opportunities. However, its development would lose the garage and petrol station, which are important local services within the village. Notwithstanding this, the village is served by good public transport provision, which is within a 5 minute walk of the site. Development of the site would have a positive contribution to the level of public transport provision, services and facilities within the village, as well as contributing to reducing commuter journeys. As a result, MK_4 should be graded as 'Amber'.
1) How Local Plan Strategic Objective F 'Built Environment, Local Distinctiveness, Character and Special Qualities' can be met 2) How the issue of conserving the historic environment can be addressed at a settlement level	White Consultant's landscape assessment of Mickleton describes the historic core the of the village to be located around the north-east section of the high street and around St. Lawrence's Church. This area is covered by a Conservation Area and contains many Listed Buildings. However, MK_4 is separated from the village's historic core by a modern brick build housing estate and is not within the setting of any Listed Buildings or the Conservation Area. The SHLAA (2014) established that MK_4 is not located within or adjacent to a Historic Park or Garden, National Trust / English Heritage asset, Scheduled Ancient Monument or Historic Battleground. Consequently, its development would not jeopardise the village's built heritage in this respect. The SHLAA also identifies that the the developable area of MK_4 is not located within the AONB. However, the AONB does abut the developable area and forms part of the wider site. MK_4 and Mickleton as a whole are visible from the Cotswold escarpment, which rises steeply to the north and forms part of the AONB.

C Settlement Evidence Analysis

MICKLETON - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The Historic Environment Topic Paper (CDC Draft, 2014) sets out the NPPF requirements that should be used to conserve and enhance built heritage. To help protect, manage and enhance the town's distinctive qualities, the White Consultants landscape assessment helps to identify areas where development would be least harmful. The assessment comments that views from the Cotswold escarpment raise the quality of this area but the area to the north of the village is more capable of accommodating development. MK_4 is therefore within the most suitable area for development within the village. Indeed, the assessment found that development of MK_4 would have a low landscape impact due to the screening effect of the surrounding housing. Planning policies would ensure that new development is built to a high standard to complement existing buildings and development patterns. Furthermore, the landscape assessment found that there is an opportunity to improve the settlement edge through the development of this site. In summary, MK_4 is not within or adjacent to a Conservation Area, Listed Building or other designation of historical importance. The developable area does, however, abut the AONB and has views into it from the Cotswold escarpment. Despite this, the site is well screened by existing development and there is an opportunity to improve the settlement edge with a carefully designed high quality development. MK_4 should therefore be graded as 'Green'.
1) How Local Plan Strategic Objective G 'Natural Resources' can be met 2) How natural environment issues can be addressed at a settlement level	The Habitats Regulations Assessment (HRA) Screening Report (2013) finds that development of MK_4 may have an affect on a European designated conservation site. The nearest site is Bredon Hill SAC which is approximately 15km away. There would be no direct physical effects or non-physical disturbance associated with construction. However, there may be effects associated with air pollution, interruption to hydrological regimes and increased recreation pressure could be experienced. More testing is required to calculate the level of threat. However, the HRA report recommends the use of sustainable transport options, which, as discussed in Objective E, would benefit from the development of MK_4. The SHLAA (2014) established that MK_4 is not located within or adjacent to a Site of Special Scientific Interest, Key Wildlife Site, National Nature Reserve, Local Nature Reserve, Ancient Woodland or Regionally Important Geological Site. However, the SHLAA does identify a potential impact on local wildlife

MICKLETON - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	from the development of this site. In addition, the landscape assessment identifies the site to be adjacent to the Cotswold escarpment, which is a combination woodland and managed scrub. Part of the Natural Resources Strategic Objective involves '*conserving, managing and enhancing the area's high quality natural environment, including the Cotswold AONB*'. As discussed under Objective F, the White Report comments that there is potential to improve Mickleton's settlement edge and views of the village from the AONB through the development of MK_4. Planning policies would ensure that new development is built to a high standard to minimise the landscape impact. Paragraph 111 of the NPPF directs new development primarily towards brownfield land, provided that the land is not of high environmental value. The SHLAA identifies that only the northern part of MK_4 is suitable for development, which is brownfield, and the site has low environmental value. Consequently, development of this site conforms with national policy. The Strategic Flood Risk Assessment (Level 2) shows that MK_4 is not within the Environment Agency's Climate Change Flood Zones 3a or 3b. This site is also found in the Sequential Test report (JBA 2014) to have 'Low' flood risk. Consequently, this site has low flood risk, even in the event of climate change. Planning policies will also ensure that development of the site would not exacerbate flooding issues in the surrounding areas. In summary, further investigations are required to establish if the redevelopment of MK_4 would impact on a site with European designation. However, its development would contribute positively towards sustainable travel options, which is the mitigation measure recommended by the HRA report. The site is not within or adjacent to any other wildlife designation, although a concern has been raised regarding the impact on local wildlife. The developable part of the site is brownfield land and is not within the Environment Agency's Climate Change Flood Zone 3a or 3b. Furthermore, its redevelopment could improve the settlement edge and views into the village from the AONB. In conclusion, redevelopment of this site would be an efficient use of natural resources and could contribute positively towards addressing the settlement's environmental issues, providing a European wildlife constraint is not discovered. The site should therefore be graded as 'Amber'.

C Settlement Evidence Analysis

MICKLETON - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
1) How Local Plan Strategic Objective H 'Infrastructure' can be met	The Infrastructure Delivery Plan - Interim Version (May 2013) (IDP) sets out the infrastructure requirements for Mickleton (also see Appendix D for further details).Contributions would be sought as part of the development of MK_4 towards the IDP's identified 'infrastructure needs'. The contribution would be set at a level that is proportionate to the scale of the development. In the feedback from the site allocations community engagement (see Appendix A for further details), the community did not provide any comments relating to their social or physical needs. The interim IDP also identifies infrastructure needs and reports that there is a local need for sports facilities, open space, community centres, libraries, youth support services, education, the ambulance and police services, primary and secondary health care, the district wide flood risk management measures, new municipal waste facilities and public transport infrastructure. In terms of physical infrastructure, there are no significant issues expected with either water supply or waste water removal. In addition, no improvements would be needed to the electrical infrastructure and only 3rd party easement may be an issue to bring gas into site. The Open Space, Sport and Recreation Study identifies some social infrastructure requirements. There is a need for a new pocket park and improved links to Bakershill and Old Coppice to address the deficiency in amenity green space and natural open space. The study also recommends that consideration should be given to a mobile skate park and focus should also be made to the improvement of access to nearby park through improved pedestrian and cycle links. "Fastershire" aims to bring fibre broadband to 90% of the County's homes by 2016. Additional funding will be required, but this would be a key piece of infrastructure for the village to support the village's economy. In conclusion, taking all infrastructure issues into consideration, any shortfalls in infrastructure provision could be addressed through S106 and CIL contributions at the planning application stage. However, no infrastructure constraints have been identified that would limit the development of MK_4. Consequently, MK_4 should be graded as 'Green'.

Settlement Evidence Analysis C

MICKLETON - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
1) How the Development Strategy (including Settlement Strategy) can be delivered	Three large SHLAA sites have recently been committed to be built in Mickleton for a net gain of 76 dwellings on the former Meon Hill Nurseries site (MK_ 2A) and 70 dwellings on the land south-west of Arbour Close (MK_8A and MK_8B). As the Preferred Development Strategy's provisional housing target for Mickleton was only 80 new dwellings, the target has already been exceeded. The SHLAA Viability Report (POS Enterprises, May 2014) sets 7 typologies that each SHLAA site falls within. MK_4 falls within Typology 6, which was found to be viable. In addition, this typology remained viable when different scenarios for worsening economic conditions were tested. In summary, although the Preferred Development Strategy target is only provisional, the total number of dwellings that have been completed, have planning permission or have been identified in the SHLAA far exceeds the target. The development of MK_4 would further exceed this target but the site is deliverable and is viable. Furthermore, the development of this site would help to achieve the Development Strategy in Mickleton. MK_4 should therefore be graded as 'Green'.
1) How traffic and highways issues can be addressed at a settlement level	The Site Allocations community engagement feedback comments that careful consideration would be needed to ensure any development of MK_4 does not create poor access at the site's entrance to Granbrook Lane. The site's access is within the existing 30mph speed limit, which requires a 40 metre visibility splay in each direction. This is already achieved from the garage's access and it is envisaged that a safe access could comfortably be achieved from any new development. The community feedback also identifies a dangerous corner within the village at entrance to Back Lane. In addition, the feedback reports that pedestrians have to cross the busy Stratford Road and that the shortest route does not have a pavement. Furthermore, there are reported issues with a bus stop being out of order. As discussed in Objective E and G, contributions could be made as part of the development of MK_4 towards improving highway safety, infrastructure and sustainable transport options, although the level of contribution would be proportionate to the scale of the development. In addition, CDC have commissioned a Transport Assessment which will inform the emerging Local Plan to fully identify any highway issues that may prevent the development of MK_4 at a strategic level.

C Settlement Evidence Analysis

MICKLETON - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	In summary, the design of MK_4 could achieve a safe access. It may also be possible to improve other highway and public transport issues within the village through S106 and CIL contributions, which would be generated as a result of the development of MK_4. MK_4 should therefore be graded 'Green'.
1) Other Potential Designations / uses / allocation	N/A

C.11 Moreton-in-Marsh

C.14 Sites assessed:

M_12A	MOR_E5
M_19A	MOR_E6
M_19B	MOR_E8
M_57	MOR_E9A
M_60	MOR_E11

MORETON-IN-MARSH - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
1) How Local Plan Objective A 'Communities' can be met	The SHLAA identifies five deliverable residential sites in Moreton-in-Marsh, which have potential to collectively deliver 476 dwellings. However, since the publication of the SHLAA, the Council has resolved to grant planning permission on M_21 for 250 dwellings (ref: 14/01483/OUT). This site will therefore not be discussed within this section. However, the SHLAA Addendum identifies a further site that has potential to deliver a further 20 dwellings. Therefore, the remaining five deliverable residential sites could deliver a combined total of of 246 dwellings. Since the beginning of the Local Plan period in April 2011, 817 dwellings have been completed or have been committed to be built (including the 250 dwellings that have recently been committed on M_21). A large proportion of these dwellings, as well as any future housing on the SHLAA sites, will be affordable homes with a mix of housing types and tenures. These will help to create a balanced and inclusive community within the town. In addition, development of these sites would address local supply, choice and affordability issues, which would also help young people and families to stay in their local area. Furthermore, the development of any of the potential residential sites would improve the ability of locally employed people to live close to their workplace, as well as enabling the town to adapt to the needs of the elderly. In so doing, development of any of the residential sites would contribute towards tackling the issues of social exclusion and deprivation. The planning application process will also ensure that all developments are designed to reduce crime and improve the recreational and cultural offer. The SELAA identifies eight deliverable sites in Moreton. Three sites, referenced as MOR_E4, MOR_E10 and MOR_E12 in the SELAA, all either now have planning permission or are committed to be built and they will therefore not be

C Settlement Evidence Analysis

MORETON-IN-MARSH - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	discussed in this section. However, the sites referenced as MOR_E6, MOR_E8, MOR_E9A and MOR_E11 are all located within walkable distance of a large proportion of the Moreton's housing and development of any of these sites would improve local access to employment and retail. The Preferred Development Strategy describes Moreton as being the main service centre for the north of the district, benefiting from a railway station and a wide range of retail, banking and employment opportunities. Of the residential sites, M_19A and M_60 are located closest to the town centre and MOR_E8 and MOR_E9 are also located within walking distance of the town centre. The remaining SHLAA and SELAA sites are all located in excess of a 10 minute walk from the town centre boundary. The site allocation community engagement feedback comments that M_12A is currently an [informal] open space and is used by residents for recreational purposes. However, none of the SHLAA or SELAA sites' development would result in the loss of a formal community facility. The site allocations community engagement feedback commented that there is a need for additional play areas, leisure facilities, such as a leisure centre, cinema, bowling facilities, as well as a recreational building within the town. Contributions would be sought as part of any new residential or retail development towards such identified needs. Development of any of these sites would therefore benefit the wider community's level of service provision by contributing towards the implementation of some of these facilities. In summary, apart from the issue of accessibility, the development of each SHLAA and SELAA site in Moreton would contribute equally to meeting the 'Communities' Strategic Objective various criteria. Each residential site has excellent access to services, facilities and employment and they should all therefore be graded as 'Green'. Each SELAA site would provide additional employment opportunities within the town. Apart from MOR_E5 and MOR_E7, they are within walking distance of a significant proportion of Moreton's housing and MOR_E6, MOR_E8, MOR_E9A and MOR_E11 should all be graded as 'Green'. However, MOR_E5 and MOR_E7 are poorly accessed from the town and should therefore be graded as 'Red'.
1) How Local Plan Strategic Objective B 'Addressing	The Strategic Flood Risk Assessment (Level 2) shows that none of the potential residential or employment sites are within the Environment Agency's Climate Change Flood Zones 3a or 3b. However, the Sequential Test Report (JBA,

Settlement Evidence Analysis C

MORETON-IN-MARSH - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
Environmental Sustainability' can be met	2014) finds that MOR_E7 to have medium risk of flooding. Apart from this site, each site has low flood risk, even in the event of climate change. Planning policies will also ensure that any type of new development would not exacerbate flooding issues in the surrounding areas. As discussed in Objective E, M_19A, M_57, M_60, MOR_E8 and MOR_E9A have the best access to services and facilities. In addition, as Moreton is one of the main employment centres within the district, development of any of the sites would contribute to giving local people and the town's workforce the opportunity to live close to their workplace. The Role and Function Study scores Moreton with the highest grade for public transport provision. All services can be accessed from the town centre and a large number can be accessed from bus stops outside the hospital. Consequently, M_19A, M_19B, M_57, M_60, MOR_E8 and MOR_E9A have the best walking access to sustainable travel options. The planning application process will ensure that all developments minimise the amount of waste produced, whilst maximising the use of sustainable building materials, recycling, and low carbon and renewable energy solutions. New developments will also have to meet set standards for achieving a low dependence on natural resources, including water. PIlanning policies will also ensure new developments are designed to cope with climate change, including storm events and hotter weather. Furthermore, the planning application process will ensure that regard is paid to the Gloucestershire Waste Minimisation in Development Projects SPD. Financial contributions could also be sourced at the planning application stage towards improving local sustainable transport options. Paragraph 111 of the NPPF directs new development primarily towards brownfield land, provided that they are not of high environmental value. Each residential site is greenfield, although the housing target has already been achieved. With regard to the employment sites, MOR_E5, MOR_E6 and MOR_E7 are brownfield land and are more sustainable in terms of reusing previously developed land. In summary, Moreton is a highly sustainable settlement and each potential residential and employment site is in a sustainable location. However, M_19A, M_57, M_60, MOR_E8, MOR_E9A and MOR_10 have the best access to sustainable transport options, services and facilities. Apart from MOR_E7, none of the sites are prone to flooding. In addition, development of any of the sites would improve peoples' ability to live close to their workplace. Each site

C Settlement Evidence Analysis

MORETON-IN-MARSH - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	would be built to standards for low energy consumption, reliance on natural resources and would be able to adapt to climate change. Each residential site is greenfield, although the housing target has already been achieved. MOR_E5, MOR_E6 and MOR_E7 are brownfield and could accommodate the employment target. For these reasons, MOR_E7 should be graded as 'Red' and the remaining sites should be graded as 'Amber'.
1) How Local Plan Strategic Objective C 'Economy, Employment and Retail' can be met	The Role and Function Study identifies that Moreton has a good balance of workers to jobs, although there is a declining economically active population, which is a threat to the town's economy. In addition, the study highlights the town's potential for expansion in growth employment sectors. Development of any of the employment sites would provide room for the town's growth employment sectors to expand. In addition, development of MOR_E11 would help to safeguard the Cotswold Business Park/Village, which is a goal of the Preferred Development Strategy. Development of any of the residential sites would not involve the loss of any employment land or jobs. Their development would also help to address the town's declining economically active population by creating new affordable homes, accessible to a range of ages. Planning policies will be flexible towards changes of use to employment, training and mixed use facilities. Opportunities for home working will also be incorporated into the design of any new development. This will enable young people to take up opportunities within the town and ensure that there is a sufficient economically active population to support the economy. Development of any of the sites would increase the patronage of local shops, services and facilities, helping to improve the town centre's vitality and viability. Each site is located outside the commercial centre boundary. Consequently, the development of any of the sites would not prejudice the town centre environment and its attractiveness to tourism, which underpins the local economy. However, MOR_E8 has been submitted as a potential supermarket site, which would compete with the town centre. M_60 and MOR_ E9A are both located within the AONB, which is recognised within the Strategic Objectives as being contributory to the local economy. However, M_60 is a brownfield site and its development could contribute to improving the quality of the AONB. Conversely, MOR_E9A is a greenfield site, which was found to have medium impact (White Consultants, 2014).

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MORETON-IN-MARSH - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The SHLAA and SELAA report that M_12A, M_19A, M_19B, MOR_E8 and MOR_E11 all have Grade 2 and 3 agricultural land, although a detailed survey is required to test this for sure. If this were the case, the NPPF states that high grade agricultural land should be protected for its value as best and most versatile land. A Strategic Objective of the Local Plan is to 'support the provision of traditional agriculture across the district'. In summary, M_57, M_60, MOR_E5, MOR_E6 and MOR_E7 all have a wholly positive impact towards achieving the Strategic Objective C 'Economy, Employment and Retail' criteria. These sites should all be graded as 'Green'. However, M_12A, M_19A, M_19B, MOR_E8 and MOR_E11 are all in productive agricultural use and all potentially of Grade 2 or 3 agricultural land quality. Their development could be potentially damaging to the provision of traditional agriculture within Moreton. Although MOR_E9A is within the AONB, its development was found in the White Report to have only 'Medium' impact, although the site is also in productive agricultural use. M_12A, M_19A, M_19B, MOR_E8, MOR_E9A and MOR_E11 should therefore all be graded as 'Amber'.
1) How Local Plan Strategic Objective D 'Housing' can be met	The SHLAA identifies four deliverable residential sites in Moreton-in-Marsh, which have potential to collectively deliver 226 dwellings. In addition, a further site has been identified in the SHLAA addendum, which has potential to deliver a further 20 dwellings. A large proportion of these dwellings would be affordable homes with a mix of housing types and tenures, which would help to create a balanced and inclusive community. In addition, development of these sites would address local supply, choice and affordability issues, which would also help young people, families and the elderly to stay in their local area. The Preferred Development Strategy ranks Moreton 2nd in the District in terms of its social and economic sustainability. Consequently, the town is a highly sustainable location for new housing. As discussed in detail in Objective E, M_19A, M_57 and M_60 have the best accessibility to shops, services and facilities. In addition, development of any of the employment sites would increase the access of the town's existing housing to employment opportunities. None of the sites have been submitted for the purpose of providing land for gypsy and traveller accommodation. However, their development would not prevent the achievement of the district-wide target of providing suitable land in appropriate locations to provide sufficient pitches for gypsy and traveller accommodation and meeting the needs established through the Gypsy and Traveller Accommodation Assessment.

C Settlement Evidence Analysis

MORETON-IN-MARSH - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The planning application process will ensure that innovative design is encouraged to meet the needs of communities. This will include maximising opportunities for adaptable lifetime homes, independent smaller units for older and younger people, as well as live-work units. The Preferred Development Strategy sets a provisional target of 520 new dwellings in Moreton for the period April 2011 to April 2031. Since April 2011, there has already been a net gain of 817 dwellings that have either been completed or are committed to be built. Although the housing target is subject to change, the initial aim has already been achieved. In summary, each residential site would make a positive contribution to further meeting the district's objectively assessed housing need. M_57 and M_60 both fully meet the Strategic Objective D 'Housing' criteria and these sites should be graded as 'Green'. M_12A, M_19A and M_19B also largely meet the Objective D criteria, but they all have limited access to the town's existing services and facilities. Consequently, these sites should call be graded as 'Amber'.
1) How Local Plan Strategic Objective E 'Travel, Transport and Access' can be met 2) Accessibility to facilities, services, employment, education; Walking, cycling, car	The Preferred Development Strategy ranks Moreton 2nd in the district for its level of social and economic sustainability. The Role and Function Study reports that the town centre has 83 retail units, six of which are convenience stores and the town is the main service centre for the north of the district. As a whole, the town has excellent access to services, facilities and shops. Moreton is a sustainable location for new housing and employment development. In terms of each individual site's access to shops, services and facilities, T_51 is located within a 10 minute walk of the town centre and M_60 is located within a 5 minute walk of the town centre, where most services and facilities can be accessed. Part of M_19A and all of MOR_E8 and MOR_E9 are located within a 10 minute walk of the town centre. The remaining sites have limited access to services and facilities. The Role and Function Study scores Moreton with the highest grade for its level of public transport provision. The town has a railway station in the town centre and an excellent bus service. This is particularly important, as the Role and Function Study identifies the town to have a significant level of

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MORETON-IN-MARSH - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	out-commuting and in-commuting. Development of any of the SHLAA or SELAA sites would enable employees to get to and from their place of work using sustainable travel options. Financial contributions may also be sought as part of any residential or retail development towards sustainable travel options. In addition, development of any of the potential residential or employment sites would increase the patronage of bus and train services, which would contribute to improving their viability and possibly improving the future level of service provision. Development of any of the potential residential or employment sites would also improve the viability of the town's services and facilities. The Infrastructure Delivery Plan identifies the need for 'social infrastructure', such as improvements to school and library provision. Where a need is identified, contributions could be sought as part of any potential development, improving the wider community's accessibility to these services and facilities. Development of any of the potential employment sites would provide local employment opportunities, which would help to reduce the number of commuter journeys. Similarly, development of any of the potential residential sites would provide opportunities for locally employed people to live close to their workplace. Moreton is flat, which is ideal for walking and cycling to and from the town centre. In terms of access to open space, sport and recreational facilities, the Open Space, Sport and Recreation Study identifies that each site is within the catchment area of allotments and outdoor sports facilities. However, residents in the east of the town have a lack of access to amenity green space, parks, provision for children and young people. Furthermore, residents in the east and west of the town have a lack of access to natural open space. In summary, M_60, M_57, part of M_19A, MOR_E8 and MOR_E9A are most accessible to the town centre and are all within a reasonable walking distance of its shops, services and facilities. Each site is served by a good level of public transport provision. Development of any of the sites would have a positive contribution to the level of public transport provision, services and facilities within the town, increasing accessibility of these services for the wider community. Development of any of the potential employment sites would provide local employment opportunities, which would help to reduce the number of commuter journeys. Similarly, development of any of the potential residential sites would provide opportunities for locally employed people to live close to their workplace. MOR_E5 and MOR_E7 have extremely poor accessibility to the town and these sites should be graded as 'Red'. Conversely, M_57, M_60,

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MORETON-IN-MARSH - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	M_19A, MOR_E8 and MOR_E9A all have good accessibility to the town centre and should all be graded as 'Green'. The remaining sites should be graded as 'Amber', given their accessibility limitations.
1) How Local Plan Strategic Objective F 'Built Environment, Local Distinctiveness, Character and Special Qualities' can be met 2) How the issue of conserving the historic environment can be addressed at a settlement level	The SHLAA (2014) established that none of the potential residential, employment or retail sites are located within or adjacent to a Historic Park or Garden, National Trust or English Heritage asset, Scheduled Ancient Monument or Historic Battleground. In addition, the SHLAA identifies that none of the sites are within the setting of a Listed Building or Moreton's Conservation Area. Consequently, development of any of these sites would not jeopardise the town's built heritage in these respects. However, M_60 and MOR_E9A are located within the AONB, although M_60 is a brownfield site and its redevelopment could contribute positively towards the quality of the AONB. Furthermore, M_12A, M_19A, M_19B, MOR_E8 and MOR_E11 are all located within a Special Landscape Area (SLA). The Historic Environment Topic Paper (CDC Draft, 2014) sets out the NPPF requirements that should be used to conserve and enhance built heritage. To help protect, manage and enhance the town's distinctive qualities, a landscape study has been undertaken by White Consultants. The landscape study reports that development of M_19A would have a High-Medium impact due to its sensitive position within the SLA with open views and the site being a clear extension southwards. The field to the north of the site is said to be less sensitive, but the southern portion would be a linear unscreened and unmitigated development that would be highly visible. M_19B faces similar issues but its development may only have medium impact due to it being less noticeable from the Fosse Way. MOR_E7 would also have a High-Medium impact, again for landscape issues related to the extension of the town into open countryside and the loss of the woodland and copse belts, although redevelopment of the existing buildings within this site is likely to be acceptable. The development of M_12A would have medium impact due to its location within open countryside, views from a PROW, its recreational value. However, the existing housing line on the town's southern boundary could be improved by new housing and the improved pasture field has limited intrinsic value. Employment development on MOR_E11 would also have medium impact for similar reasons.

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MORETON-IN-MARSH - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	New retail development on MOR_E8 would also have medium impact as it extends the settlement southwards and is visible from the Fosse Way and Diamond Way. However, development would reflect the hospital development, although employment development is said to have a higher impact than housing. MOR_E9A is also said to have a medium impact due to views from the Fosse Way and the site's development would extend Moreton southwards. The site is also within he AONB. However, the site has development on two sides. The development of MOR_E5 and MOR_E6 are said to have a medium-low impact due to the wooded areas within the site, which are important landscape features. However, if these were retained, housing on this site is said to be likely to be acceptable. The development of M_57 would involve backland development on gardens to the rear of Charlton Terrace. Development of this site would change the character of these properties. The SHLAA comments that this type of development is not preferable and would result in the loss of green space. In summary, none of the potential residential, employment or retail sites are located within or adjacent to a Historic Park or Garden, National Trust or English Heritage asset, Scheduled Ancient Monument or Historic Battleground or affect a Listed Building or the town's Conservation Area. All of the sites are located on the edge of the town and White Report finds similar issues with the development of each site and how it affects the character and setting of Moreton. The development of M_19A and MOR_E7 are found have high-medium impact and these sites should be graded as 'Red'. M_19B, M_12A, MOR_E8, MOR_E9A and MOR_E11 would all have a medium impact and should be graded as 'Amber'. However, MOR_E5 and MOR_E6 would both have a medium-low impact and these sites should be graded as 'Green'. The development of M_60 would regenerate a disused brownfield site and new high quality development would improve the AONB in this location. This site should therefore be graded as 'Green'. Conversely, the development of M_57 would involve the loss of a significant portion of eight gardens and would be backland development. The loss of green space would be damaging to the character of Moreton's built environment and the site should be graded as 'Red'.

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MORETON-IN-MARSH - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
1) How Local Plan Strategic Objective G 'Natural Resources' can be met 2) How natural environment issues can be addressed at a settlement level	The landscape impact of developments on the AONB, Special Landscape Areas, Conservation Areas and the setting of such assets is discussed in more detail under Strategic Objective F. However, the Habitats Regulations Assessment Screening Report (2013) finds all of the development sites in Moreton are located more than 15km from a European designated wildlife site. These sites are therefore considered unlikely to have significant effects on a European site. Furthermore, none of the potential sites are located within or adjacent to a Site of Special Scientific Interest, National Nature Reserve, Local Nature Reserve, Ancient Woodland or Regionally Important Geological Site. The SHLAA also reports that M_57 is a greenfield backland development site made of eight gardens, which have general garden biodiversity issues. The SELAA (2014) identifies the south-east corner of MOR_E5 and the northern edge of MOR_E7 to be part of a Key Wildlife Site. The White Report also comments that there are many trees within these sites, as well as on MOR_E5, which would need to be retained. The NPPF directs new development primarily towards brownfield sites. MOR_E5, MOR_E6 and MOR_E7 are all part of a former airfield site, which is currently used as a Fire Service Collage. Redevelopment of this land is therefore less taxing on natural resources than MOR_E8, MOR_E9A, MOR_E11, M_12A, M_19A or M_19B, which are all greenfield sites. In addition, none of the Fire Service College sites have landscape designations. However, M_12A, M_19A, M_19B, MOR_E8 and MOR_11 are all within a Special Landscape Area and MOR_E9A and M_60 are within the AONB. However, the M_60 is a brownfield site and its redevelopment would have a positive contribution towards the AONB. The Strategic Flood Risk Assessment (Level 2) shows only MOR_E7 has any risk of flooding, although none of the deliverable residential, employment or retail sites are found to be within the Environment Agency's Climate Change Flood Zone 3a or 3b. Furthermore, planning policies will ensure that flood risk is not exacerbated in the surrounding areas as a consequence of any of the potential site's development. In summary, development of any of the sites would not impact on a European designated wildlife site or a Site of Special Scientific Interest, National Nature Reserve, Local Nature Reserve, Ancient Woodland or Regionally Important Geological Site. Parts of MOR_E5 and MOR_E7 are within a Key Wildlife Site, which would need to be retained and the impact of development mitigated

MORETON-IN-MARSH - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	against. MOR_E5 should therefore be graded as 'Amber', but as MOR_E7 is also found to have medium flood risk, the cumulative impact of development means this site should be graded as 'Red'. MOR_E5 and MOR_E6 are brownfield sites but with few constraints that impact on natural resources. These sites should therefore be graded as 'Green'. M_12A, M_19A, M_19B, MOR_E11 and MOR_E8 are all greenfield sites within the Special Landscape Area and MOR_E9A is a greenfield site within the AONB. Apart from M_19A, each of these sites were found in the White Report to have a 'Medium' impact, mainly due to the landscape impact of any development. These sites should therefore all be graded as 'Amber'. However, M_19A was found in the White Report to have a 'High-Medium' impact and this site should therefore be graded as 'Red'. Although M_60 is also located within the AONB, it is a brownfield site and its redevelopment would have a positive contribution towards the quality of the AONB. This site should therefore be graded as 'Green'. However, M_57 is a greenfield garden site with potential biodiversity issues and should therefore be graded as 'Amber'.
1) How Local Plan Strategic Objective H 'Infrastructure' can be met	The feedback from the site allocations community engagement (see Appendix A for further details) raises concerns over the capacity of schools to accommodate additional students that would come from the development of the additional housing sites. Similarly concerns were also raised over how emergency services, doctors, the local hospital, green space, highway, parking recreational and leisure infrastructure would cope with the additional new housing. Flooding and drainage issues were also identified by the community as high priorities. However, none of the residential, employment or retail sites were identified as being at risk of flooding within the Strategic Flood Risk Assessment (Level 2) and only MOR_E7 was found to have a 'medium' risk of flooding within the Sequential Test Report (JBA, 2014). The Infrastructure Delivery Plan - Interim Version (May 2013) (IDP) sets out the infrastructure requirements for Tetbury (also see Appendix D for further details). The interim IDP identifies the need for sports facilities, open space, community centres, libraries, youth support services, education, the ambulance and police services, primary and secondary health care, the district wide flood risk management measures, contributions to municipal waste facilities and public transport infrastructure. Significantly, the IDP does identify a possible need for local sewage network upgrades.

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MORETON-IN-MARSH - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The Open Space, Sport and Recreation Study identifies some social infrastructure requirements. There is a need for new allotments, a new park in the east of the town, new natural and semi-natural open space, as well as improved access to existing parks. Furthermore, one facility for children has been shown to be in need of improvement and there is potential need for a new facility of this type, as well as provision for young people, in the east of the town. "Fastershire" aims to bring fibre broadband to 90% of the County's homes by 2016. Additional funding will be required, but this would be a key piece of infrastructure for the town's economic growth. Contributions would be sought as part of any residential development towards the IDP's identified 'infrastructure needs'. The contribution would be set at a level that is proportionate to the scale of the development. In conclusion, taking all infrastructure issues into consideration, any shortfalls in infrastructure provision could be addressed through S106 and CIL contributions at the planning application stage. However, no infrastructure constraints have been identified that would favour or limit the development of any site. Consequently, each residential, employment and retail site should be graded as 'Green'.
1) How the Development Strategy (including Settlement Strategy) can be delivered	The Local Plan Consultation Paper: Preferred Development Strategy (May 2013) sets a provisional delivery target of 520 new dwellings in Moreton over the period from April 2011 to April 2031. Since April 2011, a net gain of 817 dwellings have already either been completed or are committed to be built. The SHLAA identifies four further deliverable residential sites within the town, which have potential to collectively deliver a further 226 dwellings. An additional site has been identified in the SHLAA addendum, which has potential to deliver 20 more dwellings. The SHLAA Viability Report (POS Enterprises, May 2014) sets seven typologies that each SHLAA site falls within. The residential sites all fall within typologies 1 and 2, which were both found to be viable. Moreover, both of these typologies remained viable when different scenarios for worsening economic conditions were tested. The Development Strategy aims to protect Cotswold Business Park / Village and Fosseway Industrial Estate. The development of MOR_E12, which covers the remaining plots within Cotswold Business Park, would help achieve this

Settlement Evidence Analysis C

MORETON-IN-MARSH - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	target. Another goal of the Development Strategy is to facilitate an easterly extension of Cotswold Business Village. The SELAA does not identify a deliverable site to the east of MOR_E12. However, alternative suitable sites capable of accommodating a southerly (MOR_E11) or north-westerly (MOR_E6) extension have been identified. The Development Strategy supports expansion of the Fire Service Collage's activities and the establishment of other business activities related to the emergency service sector. The whole of the Fire Service Collage site has been submitted to the SELAA for consideration as a special policy area for Fire Service Collage related activities, as well as a hotel, museum, leisure facility and a new business and retail park. It is yet to be established whether all of these development proposals are fully conducive to the Development Strategy target, but there is certainly potential for the Strategy's goal to be achieved. Paragraph 5.5 of the SELAA Viability Report comments that '*a number of proposed sites are already partially or wholly serviced and much of this cost has already been written off. This includes the sites which are extensions of existing business or industrial parks.*' This is the case with MOR_E5, MOR_E6, MOR_E7, MOR_E11 and MOR_E12, which are likely to be viable. MOR_E8 and MOR_E9A are both retail and commercial development proposals, which are also reported to be viable. The Development Strategy supports the delivery of 2 hectares of B1, B2 and B8 employment land. Each potential employment site is capable of accommodating this level of employment expansion. Development of any of the residential sites would help to increase the town's economically active population. This would help retain the existing employment facilities within the town, as well as assisting further local employment development, which is a goal of the Development Strategy for the town. In addition, an increased local population would benefit the town's retail sector by making shops more viable. This would enable local shops to expand, which would help to achieve the Development Strategy's target of 600 square metres net additional comparison floorspace and 150 square metres net additional convenience floorspace. In summary, although the Preferred Development Strategy housing target is only provisional, the total number of dwellings that have been completed or are committed to be built has already exceeded the housing target. The five additional residential sites are viable and could further surpass the housing target. These sites should therefore all be graded as 'Green'. In addition, any

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MORETON-IN-MARSH - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	one of the potential employment sites are likely to be viable, which would help achieve the Development Strategy's B1, B2 and B8 floorspace target. The development of MOR_E8 or MOR_E9A could also easily achieve the Development Strategy retail floorspace target. Furthermore, development of any of the residential sites would help to make retail within the town centre more viable, which could lead to additional retail growth. For these reasons, each housing, employment and retail site should be graded as 'Green'.
1) How traffic and highways issues can be addressed at a settlement level	The site allocations community engagement feedback identifies a concern relating to speeding vehicles within the town. Concerns were also raised over the impact of increased traffic on the town's bridge and the provision of parking. The feedback requests that additional work on the A44 is carried out, as well as implementing a link road at the back of M_21 so that people travelling in the direction of Oxford could avoid passing through the town centre. Transport issues on Toddenham Road and London Road were also raised as an issue. The SHLAA and SELAA also identifies highway issues with the development of M_12A and MOR_E11, where highway capacity and parking concerns are raised, as well as an access issue onto Evenlode Road. The parking and access issues could be overcome within the the design of these sites. However, the capacity issue onto Evenlode Road would be difficult to overcome. Notwithstanding this, paragraph 32 of the NPPF sets out that "*Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe*". It is uncertain whether the highway impact from the development of M_12A or MOR_E11 would prevent the development of these sites. The SHLAA identifies access and parking concerns with the development of M_57. Development of this site incorporates eight gardens that would require access from the football club. As of yet, a firm access arrangement has not been agreed. The SHLAA comments that shared parking arrangement may be negotiated with the football club but, as yet, no firm arrangement has been agreed. CDC have commissioned a Transport Assessment which will inform the emerging Local Plan to fully identify any highway issues that may prevent the development of any of the sites at a strategic level. In summary, concerns have been raised over the potential traffic impact that would result from the development of M_12A and M_57. It is uncertain whether this constraint would prevent the delivery of these sites. M_12A and MOR_E11

MORETON-IN-MARSH - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	should therefore be graded as 'Amber'. The access issue on M_57 is a major constraint and a solution has yet to be agreed. M_57 should therefore be graded as 'Red'. No other highways issues have been identified with any of the remaining residential, employment and retail sites, which should all be graded as 'Green'.
1) Other Potential Designations / uses / allocation	N/A

C Settlement Evidence Analysis

C.12 Northleach

C.15 Sites assessed:

- N_1A
- N_13B
- N_14B
- NOR_E3A

NORTHLEACH - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
1) How Local Plan Objective A 'Communities' can be met	The SHLAA (2014) identifies four sites that have potential to collectively deliver 75 dwellings in Northleach. N_8 has subsequently been granted planning permission, subject to signing a S106 agreement, for 22 affordable homes (ref: 14/00104/FUL). A large proportion of the capacity of the remaining SHLAA sites would be affordable homes with a mix of housing types and tenures. This would help to create a balanced and inclusive community within the town. In addition, the development of any of the remaining SHLAA sites would directly address local supply, choice and affordability issues, which in turn would help young people and families to stay in the town. The SELAA (2014) also identifies that a small amount of employment development could be delivered on the field to the east of Bassett Road (NOR_E3A). Northleach is remote from other service centres and there is a lack of access to job opportunities. New employment in this location would help to address this issue and promote economic growth within the town. The planning application process will ensure that all developments tackle the issue of deprivation and social exclusion, plan to reduce crime and improve the recreational and cultural offer. In summary, development of any of the deliverable residential or employment sites would help to meet the Council's 'Communities' Strategic Objective and all the sites should be graded 'Green'.
1) How Local Plan Strategic Objective B 'Addressing Environmental Sustainability' can be met	The Strategic Flood Risk Assessment (Level 2) shows that none of the four deliverable residential sites or the deliverable employment site are within the Environment Agency's Climate Change Flood Zones 3a or 3b. Consequently, development of any of these sites would have low flood risk, even in the event of climate change. The Sequential Test report (JBA 2014) also found all of the sites to either have 'Low' or 'Very Low' surface water flood risk. Planning policies would ensure that flood risk is not exacerbated in the surrounding areas as a consequence of development.

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NORTHLEACH - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The Role and Function Study (2012) identifies Northleach as being a 'local centre' with a range of small shops and services. Each deliverable residential and employment site has good accessibility to these services and facilities, reducing the need for car journeys. The town is identified as having a high occurrence of out-commuting due to a shortage of local employment opportunities in the Role and Function Study. The provision of new employment facilities on NOR_E3A would help to address this issue and provide jobs in the local area, helping to reduce car journeys and the reliance on cars. Although the NPPF makes clear that new development should be directed primarily towards brownfield sites, Northleach has a shortage of deliverable brownfield land. N_13B is brownfield land but the SHLAA (2014) estimates this site could only deliver five dwellings. Although less sustainable, greenfield sites would be needed if Northleach's housing requirement is to be met. The planning application process will ensure that all developments minimise their dependence on natural resources and waste, whilst maximising the use of sustainable building materials, recycling, and low carbon and renewable energy solutions. Planning policies will also ensure new developments are designed to cope with climate change, including storm events and hotter weather. Furthermore, the planning application process will ensure that regard is paid to the Gloucestershire Waste Minimisation in Development Projects SPD. Financial contributions could also be sourced at the planning application stage towards improving local sustainable transport options. In summary, development of each residential and employment site would be needed to achieve the housing and employment targets in Northleach. Each site would help to address the Strategic Objective B 'Addressing Environmental Sustainability' criteria. For these reasons, each site should be graded as 'Green'.
1) How Local Plan Strategic Objective C 'Economy, Employment and Retail' can be met	The Role and Function Study (2012) identifies a localised demand for job opportunities within Northleach. However, there is a lack of existing deliverable employment sites in the town. Although unsustainable in terms of its impact on the AONB, the development of NOR_E3A for employment purposes would help to generate new jobs and local economic growth.

C Settlement Evidence Analysis

NORTHLEACH - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	Development of NOR_E3A, as well as any of the deliverable residential sites, would also increase the patronage of the town's shops, services and facilities. This would help to retain and improve the retail offer within the town centre, as well as improving the vitality and viability. Tourism is an integral part of Northleach's economy. The AONB and unique character of Northleach both play an important part in attracting people to the area. The White Report found NOR_E3A has been identified as having a 'high' impact on the landscape and its development could directly impact on the appearance of the town, which could affect tourism. Conversely, the SHLAA (2014) comments that carefully designed high quality residential development on N_1A and N_14B could have a positive impact on the town's appearance, which enhance tourism. Liaison with the owner of N_13B found that if a suitable alternative site could be found within Northleach to relocate the existing business, the site could become available. This demonstrates that there would be no loss of employment through the development of this site. Indeed, relocating to a new site could allow the business to grow and provide more local jobs. The Preferred Development Strategy (2013) sets out that the planning application process is flexible towards changes of use to employment, training and mixed use facilities. Opportunities for home working will also be incorporated into the design of any new development. Policies will also seek to enhance town centre environment and improve accessibility through a range of transport modes, which will also bring economic benefits. In summary, development of NOR_E3A would create local employment and benefit the town's economy. In addition, both residential and employment developments would bring an increase in the town's services and amenities. However, there is potential for development of NOR_E3A to damage the AONB, which is integral to tourism. For these reasons, each residential site should be graded 'Green' and the employment site should be graded 'Amber'.
1) How Local Plan Strategic Objective D 'Housing' can be met	The SHLAA (2014) identifies four sites in Northleach that have potential to collectively deliver 75 dwellings. N_8 has subsequently been granted planning permission, subject to signing a Section 106 agreement, for 22 affordable homes (ref: 14/00104/FUL). A large proportion of the capacity of the remaining SHLAA sites would be affordable homes with a mix of housing types and tenures. This would help to create a balanced and inclusive community within

Settlement Evidence Analysis C

NORTHLEACH - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	the town. In addition, the development of any of the remaining SHLAA sites would directly address local supply, choice and affordability issues, which in turn would help young people, families and the elderly to stay in the town. The Role and Function Study (2012) identifies Northleach as being a 'local centre' with a range of small shops and services. The town is therefore a sustainable location for new housing. Each deliverable residential site has good accessibility to these services and facilities, reducing the need for car journeys. In this respect, each residential and employment site is within a 5 minute walking distance of the town centre and has good accessibility to services and facilities. None of the sites have been submitted for the purpose of providing land for gypsy and traveller accommodation. However, their development would not prevent the achievement of the district-wide target of providing suitable land in appropriate locations to provide sufficient pitches for gypsy and traveller accommodation and meeting the needs established through the Gypsy and Traveller Accommodation Assessment. The planning application process will ensure that innovative design is encouraged to meet the needs of communities. This will include maximising opportunities for adaptable lifetime homes, independent smaller units for older and younger people, as well as live-work units. Each residential site would make a positive contribution to further meeting the district's objectively assessed housing need. The Preferred Development Strategy (2013) set a provisional target of 130 new dwellings in Northleach for the period April 2011 to April 2031. Since April 2011, a net gain of 38 dwellings have either been built or currently have planning permission. The SHLAA (2014) identifies three further potential sites that do not have planning permission, which have a combined capacity of 53 dwellings. Consequently, there are insufficient sites to meet the housing target. Either more sites will need to be identified or the housing target will need to be adjusted. In summary, the overall total number of dwellings that have been completed, have planning permission or have been identified in the SHLAA is 39 dwellings below the Preferred Development Strategy requirement. By not meeting this target, there is an issue of the local need for housing not being met. Consequently, each potential housing site would be needed to meet the housing target. Notwithstanding this, each site fully meets the 'Housing' Strategic Objective criteria and they should all be graded 'Green'.

C Settlement Evidence Analysis

NORTHLEACH - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
1) How Local Plan Strategic Objective E 'Travel, Transport and Access' can be met 2) Accessibility to facilities, services, employment, education; Walking, cycling, car	Each deliverable residential and employment site is within a 5 minute walking distance of the town centre and its services and facilities. Northleach is ranked the 9th highest retail centre in the District for its level of service provision and the town has 13 retail units with 4 convenience stores. This means each site has good accessibility to shops, services, and primary education (secondary education is provided in Bourton-on-the-Water). This was verified by the community engagement feedback, which commented that people thought the distance from each proposed development site to local shops, services and facilities was generally fair to good. The town is also graded as 'Good' (the highest grading) in the Role and Function Study's (2012) Assessment of Public Transport. Bus stops are also provided on several locations along the high street with a main bus terminal in the town centre and services regularly operate to neighbouring towns and villages, where services not provided in Northleach can be accessed. New housing and employment development would increase the patronage of the bus services, as well as the shops in the town centre. This would help to retain and enhance these services, which would be of benefit to the whole community. It is noted that the town's employment provision is mainly focused in the town centre and to the west of Northleach. Consequently, N_13B is closer to these facilities. The Role and Function Study describes the level of 'self containment', in terms of travel to work journeys, as being low, as only 37% of people work within the town, which is well below the average. Consequently, accessibility to employment from all the residential sites is equally poor. Development of NOR_E3A would improve accessibility to employment within Northleach. The high street is flat and ideal for cycling and links the east and west parts of the town. However, travelling further afield to neighbouring towns and villages by bicycle is difficult. In terms of access to open space, sport and recreational facilities, the Open Space, Sport and Recreation Study identifies that each site is within the catchment area of allotments, a park, natural open space, provision young people and outdoor sports facilities, except a bowling green. However, the sites do not have access to provision for children and sites in the north of the town are outside the catchment for amenity green space. In summary, each residential site and the employment site have a good accessibility to Northleach's shops, services and facilities. The town is served by good bus services, which are also highly accessible from each site. However, the residential sites have poor access to jobs employment opportunities.

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NORTHLEACH - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	Consequently, the residential sites should be graded 'Amber'. The employment site has would help to tackle the issue of out-commuting by providing more local employment opportunities. This site is also accessible to the town centre. As a result, NOR_E3A should be graded 'Green'.
1) How Local Plan Strategic Objective F 'Built Environment, Local Distinctiveness, Character and Special Qualities' can be met 2) How the issue of conserving the historic environment can be addressed at a settlement level	The SHLAA (2014) established that none of the residential or employment sites within Northleach are located within or adjacent to a Historic Park or Garden, National Trust / English Heritage asset, Scheduled Ancient Monument or Historic Battleground. N_14A and N_14B were originally part of the same site. Following advice from the Council's Heritage and Design team, it was apparent that only the western part of this site, adjacent to Nostle Road, was suitable for development. Development of the eastern section, which is on higher ground, would be highly visible in the landscape, breaking away from the historic pattern of development and would be damaging to the character of the town and its setting within the AONB. A similar situation existed for N_1A and N_1B. To help protect, manage and enhance the town's distinctive qualities, a landscape study has been undertaken by White Consultants (2014). This found that the development of N_14B would have a high-medium impact on the landscape, due to the views from within the AONB and its importance as a gateway into the town. The SHLAA (2014) agrees with this assessment by commenting that development on the eastern parts of this site may be unsuitable due to the impact on the landscape. The White Report (May 2014) found that development of N_1A would have a medium landscape impact with the remaining residential sites having low impact. Notwithstanding this, the SHLAA commentary identifies an opportunity to improve the western gateway into Northleach through the carefully designed development of N_1A and N_13B. Northleach's unique historic quality attracts many tourists to the area and the Historic Environment Topic Paper (CDC Draft, 2014) sets out the NPPF requirements that should be used to conserve and enhance the town. The SHLAA (2014) comments are in line with the Historic Environment Topic Paper, setting out that limited high design quality development on N_1A and N_14B could improve the town's western gateway. This entrance into the town has modern buildings on both sides of the road, which are of low historical importance. Planning positively by allocating land for a small amount of high quality and carefully designed housing adjacent to Nostle Road and Bassett

C Settlement Evidence Analysis

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Criteria	**Interpretation / Analysis**
	Road could improve the town's eastern gateway, which would improve local character and distinctiveness. This could also generate wider social, cultural, economic and environmental benefits, which corresponds to the policies within the NPPF. The SHLAA identifies that the southern edge of N_13B faces Northleach's Conservation Area. The site assessment undertaken by the community describes the site as having 'no redeeming features' and the site is currently in commercial use. The existing buildings are of low historical importance and of poor design quality. Redevelopment of this site through a carefully designed high quality residential scheme would have a positive contribution to the setting of the town and the quality of its historic environment. Planning policies would ensure that high quality modern design that complements the character of the area would be achieved in each deliverable residential and employment site. However, the landscape study identified that development of (NOR_E3A) for employment purposes would have a high impact on the landscape and the AONB and would consequently damage the town's character and special quality. In summary, there is an opportunity to improve the built environment, local distinctiveness, character and special qualities of Northleach through the development of N_1A, N_13A and N_14B. However, development of even part of NOR_E3A for employment purposes would be damaging to the AONB, views and the character of the town. For the reasons stated above, N_13B should be graded 'Green', N_1A and N_14B should be graded as 'Amber' and NOR_E3A should be graded as 'Red'.
1) How Local Plan Strategic Objective G 'Natural Resources' can be met 2) How natural environment issues can be addressed at a settlement level	Part of this Strategic Objective involves '*conserving, managing and enhancing the area's high quality natural environment, including the Cotswold AONB*'. As discussed under Objective F, development NOR_E3A would have an unacceptably harmful impact on the AONB. Careful design would also be needed for N_1A and N_14B due to their respective medium and medium-high landscape impact. From the Habitats Regulations Assessment Screening Report (May 2013), it is evident that none of the potential sites are located within or close to an area with a European designation. The SHLAA established that none of the sites are located within or adjacent to a Site of Special Scientific Interest, Key Wildlife Site, National Nature Reserve, Local Nature Reserve, Ancient Woodland,

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Criteria	**Interpretation / Analysis**
	wooded area or Regionally Important Geological Site. However, N_1A / NOR_E3A does have seven Tree Preservation Orders. These would need to be retained in the design of any development but do not preclude development from occurring on this site. Development of N_13B, being a brownfield site, would have considerably less impact on the natural environment than building on N_1A / NOR_E3A and N_14B, which are greenfield sites. Indeed, removal of the car garage from this location and redevelopment of the the site with new houses, built to modern standards, could have a positive environmental impact. N_14B is a productive agricultural field used for growing arable crops and is likely to have low ecological value. N_1A is a fallow field. However, this site is close to a stream, which may have some biodiversity value. The Heritage and Design Team have indicated that a full ecological assessment of N_1A / NOR_E3A and N_14B would be required as part of a planning application. Planning policies will ensure that development of any of residential or employment site in Northleach will complement and enhance the landscape, including the AONB, the setting of the Northleach Conservation Area and any Listed Buildings. In addition, planning policies will also seek to improve local air, soil and water quality. The Strategic Flood Risk Assessment (Level 2) shows that none of the four deliverable residential or economic development sites are in the Environment Agency's Climate Change Flood Zone 3a or 3b. Consequently, these sites have low flood risk, even in the event of climate change. Furthermore, planning policies will ensure that flood risk is not exacerbated in the surrounding areas as a consequence of any of the potential sites' development. In summary, N_13A would have the least damage to the natural environment as it would redevelop a brownfield garage site. However, none of the sites are located within or adjacent to areas identified as having high biodiversity importance, although a full ecological survey would be required as part of any planning application on N_1A, N_14B or NOR_E3A. For these reasons N_13B should be graded a 'Green' as its redevelopment could help reduce the site's impact on the natural environment. N_1A and N_14B are greenfield sites within the AONB but they have low ecological importance, so should be graded as 'Amber'. However, the development of NOR_E3A for employment purposes was found in the White Report to have 'High' impact on the AONB. This site should therefore be graded as 'Red'.

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NORTHLEACH - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
1) How Local Plan Strategic Objective H 'Infrastructure' can be met	The Infrastructure Delivery Plan - Interim Version (May 2013) (IDP) sets out the infrastructure requirements for Northleach (also see Appendix D for further details). Contributions would be sought as part of any residential development towards the IDP's identified 'infrastructure needs'. The contribution would be set at a level that is proportionate to the scale of the development. In the feedback from the site allocations community engagement (see Appendix A for further details), the community provided comments relating to infrastructure requirements, notably regarding parking, broadband, surface water run-off of new developments, waste water treatment capacity and flooding. However, the IDP does not identify any infrastructure constraints that favour or limit development of any of the deliverable residential or employment sites. The Open Space, Sport and Recreation Study identifies some social infrastructure requirements. There is a need for new amenity green space provision in the north of the town and one facility needs improving. A facility for children is also in need of improvement, as well as the provision of tennis facilities. The demand for bowling facilities needs investigating and may require further action. The report also identifies that access to existing sport, recreation and open space facilities should be improved. In conclusion, taking all infrastructure issues into consideration for the residential sites, any shortfalls in infrastructure provision could be addressed through Section 106 and CIL contributions at the planning application stage. However, no infrastructure constraints have been identified that would favour or limit the development of either of the residential or employment sites. Consequently, each site should be graded as 'Green'.
1) How the Development Strategy (including Settlement Strategy) can be delivered	The Local Plan Consultation Paper: Preferred Development Strategy (May 2013) sets a provisional delivery target of 130 new dwellings in Northleach over the period from April 2011 to April 2031. Since April 2011, a net gain of 38 dwellings have either been built or currently have planning permission. Three deliverable sites remain without planning permission in the SHLAA (2014), which have a combined estimated capacity of 53 dwellings. In summary, although the Preferred Development Strategy target is only provisional, the total number of dwellings that have been completed, have planning permission or have been identified in the SHLAA is 39 dwellings below the proposed target.

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NORTHLEACH - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	Each of the four deliverable housing sites (N_1A, N_8, N_13B and N_14B) would be needed to deliver the Preferred Development Strategy target. In addition, either a further site would be required or the Preferred Development Strategy target would need to be adjusted to the current level of deliverable provision in Northleach. The SHLAA Viability Report (POS Enterprises, May 2014) sets seven typologies that each SHLAA site falls within. N_1A and N_14B fall within Typology 1 and N_13B falls within Typology 6. Both of these typologies were found to be viable. In addition, both of these typologies remained viable when different scenarios for worsening economic conditions were tested. The SELAA (2014) identifies only one deliverable employment site, which is located on Bassett Road (NOR_E3A). The Landscape Assessment (White Consultants, 2014) showed that employment development on this site would be highly sensitive. In addition, the SELAA Viability Report (Hewdon Consulting, May 2014) explains that allocating employment development on this type of site is unlikely to be viable. The SELAA Viability Report (Hewdon Consulting, May 2014) concluded that: "*A number of greenfield edge of settlement sites have also been put forward for development around the smaller settlements where there is little or no history of employment uses. Most of these sites adjoin existing residential areas and have also been proposed for residential development. As greenfield sites they will incur the full cost of servicing. The potential demand (2ha pa spread over several settlements) is such that it would take many years to recoup this investment. Moreover, being alongside residential areas, development is likely to be restricted to B1 use and to smaller occupiers. Most demand will come from micro-businesses (less than 10 employees) who increasingly work from home or can be accommodated in converted agricultural buildings. The 2013 changes to permitted development of agricultural buildings make this even more likely. Our view is that these sites are unlikely to be viable for employment uses.*" The employment site on the land adjacent to Bassett Road (NOR_E3A) fits well with the Hewdon description of a greenfield site adjacent to housing in a small settlement with little employment history. This type of site requires services and access to be installed, which is costly. In addition, as the site is so close to residential properties, only B1 uses would be likely to be permitted. For these reasons, this site is unlikely to be viable.

C Settlement Evidence Analysis

NORTHLEACH - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	In summary, each of the deliverable residential sites should be graded as 'Green' as they are viable and would be needed to deliver the housing requirement within Northleach. However, NOR_E3A should be graded as 'Red' as although an employment site is required in Northleach, development of this site is unlikely to be viable.
1) How traffic and highways issues can be addressed at a settlement level	The Site Allocations community engagement feedback identifies a general traffic issue within Northleach. Most traffic exits and enters the town to the east, which links up with the Fosse Way. Residents who live in the west of the town must travel through the town centre to make this journey. The roads through the town centre are narrow with parked cars on either side of the High Street, which has a cumulative effect of creating congestion. N_1A and N_14B, which would create 48 dwelling, are located in the west of the town. There is local concern that building these sites would increase car journeys through the town centre and increase congestion. Notwithstanding this, paragraph 32 of the NPPF sets out that "*Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe*". Whilst congestion in the town centre is recognised as a locally important issue, the level of severity is unlikely to constrain the delivery of N_1A and/or N_14B to the point of having grounds to refuse a planning application. A solution to this issue may come from the Preferred Development Strategy 2013 (Proposed Strategy 12, No.9), which sets out that traffic management improvements within the town will be promoted. In addition, CDC have commissioned a Transport Assessment which will inform the emerging Local Plan to fully identify any highway issues that may prevent the development of any of the sites at a strategic level. In summary, each site is within reasonable walking distance of the town centre and their development is therefore unlikely to cause a significant impact on parking congestion. Contributions from any of the proposed residential sites could also be secured towards traffic management measures to help alleviate local parking issues. It is not expected that development of any of the sites will cause highway capacity issues within the town. As a result, each housing and employment site should be graded a 'Green'.

Settlement Evidence Analysis C

NORTHLEACH - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
1) Other Potential Designations / uses / allocation	N/A

C Settlement Evidence Analysis

C.13 Siddington

C.16 Sites assessed:

- SD_3

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Criteria	**Interpretation / Analysis**
1) How Local Plan Objective A 'Communities' can be met	The SHLAA (2014) identifies one deliverable residential site (SD_3) in Siddington that has potential to deliver 40 dwellings. A large proportion of these dwellings would be affordable homes with a mix of housing types and tenures, which would help to create a balanced and inclusive village community. The development of SD_3 would help to address local supply, choice and affordability issues, which would also help young people and families to stay in their local area, as well as enabling the village to adapt to the needs of the elderly. In so doing, development of this site would contribute towards tackling social exclusion and deprivation. The planning application process will also ensure that the development of this site will be designed to reduce crime and improve the recreational and cultural offer. Although no suitable new employment sites have been identified in the SELAA, the Role and Function Study identifies that the village has a good balance of jobs to workers, due to the presence of the Love Lane Industrial Estate close by. Building new houses on the proposed site would improve local employees ability to live close to their workplace. The Role and Function Study also identifies that Siddington has 9 of the 18 facilities that were listed in the community facilities matrix. The village is ranked 21st out of 31 settlements in the district for its level of service provision. However, the Preferred Development Strategy for Siddington comments that the village's close proximity to Cirencester means that people do not have to travel very far to access services that are unavailable within the village. Consequently, SD_3 has reasonably good access to the full range of services and facilities. Contributions would be sought as part of the proposed development towards identified 'infrastructure needs', which amongst other things include schools, libraries and broadband. Additional housing would also increase the critical mass of the village making services and facilities, such as the village school, local shop and Post Office, more viable. Consequently, development of SD_3 site would improve access to these services.

Settlement Evidence Analysis C

SIDDINGTON - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	In summary, development of SD_3 would help to meet the Council's 'Communities' Strategic Objective in terms of meeting local housing need, including the need for affordable housing and different housing types and tenure. SD_3 has good access to employment, services and facilities and its development would help to deliver the 'Communities' Strategic Objective. This site should therefore be graded 'Green'.
1) How Local Plan Strategic Objective B 'Addressing Environmental Sustainability' can be met	The Strategic Flood Risk Assessment (Level 2) shows SD_3 is not within the Environment Agency's Climate Change Flood Zones 3a or 3b. Consequently, the site has low fluvial flood risk, even in the event of climate change. The Sequential Test report (JBA 2014) identifies on the pluvial flood risk maps that parts of the site (in the south west quadrant and north west edge) fall within the surface water flood risk zones (1 in 30 years, 1 in 100 years, and 1 in 1000 years). However, the report suggests that the *"site presents a very low risk from surface water flooding due to ponding. This should be considered in a site specific Flood Risk Assessment and mitigated"*. The community's concern regarding poor surface water drainage is noted as a potential constraint. However, planning policies ensure that new housing would not be at risk of flooding and that flood risk would not be exacerbated in the surrounding areas as a consequence of development. The Role and Function Study identifies Siddington as having a 'local service' role, although Cirencester is close by and provides all the services and facilities that cannot be accessed within the village. However, the community engagement feedback comments that although the village has some local services, there are highway issues, such as narrow road widths and the lack of a footpath between the village and the school, which make accessing the services from SD_3 difficult. However, contributions could be secured through the development of SD_3 to help address these issues. In terms of access to employment from the SD_3, there are an extremely high number of local jobs close to Siddington with the Love Lane Industrial estate being located within the parish and Cirencester within 2 miles. Development of SD_3 would give people the opportunity to live closer to their workplace and reduce the need for out-commuting, car journeys and the reliance on cars. Paragraph 111 of the NPPF directs new development primarily towards brownfield land, provided that they are not of high environmental value. SD_3 appears to be greenfield land, but the local community have indicated its former use as a quarry and therefore, technically, is brown field land.

C Settlement Evidence Analysis

SIDDINGTON - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The planning application process will ensure that all developments will minimise their dependence on natural resources and waste, whilst maximising the use of sustainable building materials, recycling, and low carbon and renewable energy solutions. New development would also have to meet standards set in planning policies for reducing their dependence on natural resources, including water. Planning policies will also ensure new developments are designed to cope with climate change, including more extreme weather events. Furthermore, the planning application process will ensure that regard is paid to the Gloucestershire Waste Minimisation in Development Projects SPD. Financial contributions could also be sourced at the planning application stage towards improving local sustainable transport options. In summary, SD_3 has low flood risk, although a site specific flood risk assessment would be required and mitigation measures implemented to alleviate risk from surface water flooding. The site has good access to employment provision and reasonably good access to services and facilities. Its development would help to achieve the criteria set out in Strategic Objective B 'Addressing Environmental Sustainability'. For these reasons, SD_3 should be graded as 'Green'.
1) How Local Plan Strategic Objective C 'Economy, Employment and Retail' can be met	Development of SD_3 would increase the patronage of the village's shops, services and facilities, helping to improve their viability and retain them in future. This would benefit the wider community's future access to these services and facilities. The site's development would also not result in the loss of any employment land in the village. Indeed, the Role and Function Study identifies that the village's ageing population, and consequently falling economically active population, is also a threat to the future local economy. Building new houses that are affordable to a range of ages will diversify the makeup of the population, which will serve to strengthen the local economy through increased labour supply. The planning application process is flexible towards changes of use to employment, training and mixed use facilities. Opportunities for home working will also be incorporated into the design of the development of SD_3. Policies will also seek to enhance the village centre environment and improve accessibility through a range of transport modes, which would bring local economic benefits. Development of SD_3 could help to achieve this through potential financial contributions.

Settlement Evidence Analysis C

SIDDINGTON - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	Objective C identifies that agriculture plays a key part of economy. SD_3 site is not farmed, it is used for grazing horses. Consequently, its development would not have a negative effect on the local agricultural economy. In addition, Objective C identifies the value that the AONB plays within the local economy but SD_3 is not located within the AONB or within any other landscape designation. Its development would also not inhibit the ability of the local area to attract tourism. In summary, development of SD_3 would benefit the village's economy. New residential development would bring increased use of the village's services and amenities and could contribute to the improvement of these facilities. This would help achieve the 'economy, employment and retail' Strategic Objective and the site should consequently be graded as 'Green'.
1) How Local Plan Strategic Objective D 'Housing' can be met	A large proportion of the 40 dwellings that SD_3 could accommodate would be affordable homes with a mix of housing types and tenures. This would help to create a balanced and inclusive community within the village. In addition, the development of the site would directly address local housing supply, choice and affordability issues, which would help young people, families and the elderly to remain in the village. The Role and Function Study identifies Siddington as playing a 'local service' role and is a sustainable location for new housing. SD_3 is located within a 10 minute walking distance of the majority of the village's services and facilities, although the community engagement feedback identifies that there are highway issues that make accessing these facilities difficult from the proposed site. The site has not been submitted for the purpose of providing land for gypsy and traveller accommodation. However, its development would not prevent the achievement of the district-wide target of providing suitable land in appropriate locations to provide sufficient pitches for gypsy and traveller accommodation and meeting the needs established through the Gypsy and Traveller Accommodation Assessment. The planning application process will ensure that innovative design is encouraged to meet the needs of communities. This will include maximising opportunities for adaptable lifetime homes, independent smaller units for older and younger people, as well as live-work units.

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SIDDINGTON - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The Preferred Development Strategy sets a provisional target of 70 new dwellings in Siddington for the period April 2011 to April 2031. Since April 2011, only one dwelling has been completed in the village. In addition, the SHLAA identifies only one deliverable residential site in the village, which has a capacity of 40 dwellings. Consequently, there is insufficient capacity to meet the housing target and additional site(s) would be required to achieve the provisional housing target or the target would have to be adjusted. In summary, the delivery of SD_3 would make a positive contribution to further meeting the district's objectively assessed housing need. In addition, SD_3 fully meets the Objective D criteria and the site should therefore be graded as 'Green'.
1) How Local Plan Strategic Objective E 'Travel, Transport and Access' can be met 2) Accessibility to facilities, services, employment, education; Walking, cycling, car	Siddington is ranked the 21st in the district in the Role and Function Study's community facilities matrix for its level of service and amenity provision. Indeed, Siddington has 9 out of a list of 18 different services and facilities that each settlement was scored against. The village services and amenities are within a reasonable walking distance of the proposed site. However, the community's perception of access to services and facilities, gathered from the community engagement feedback, is relatively poor. Despite this, development of the site would increase the use of the village's services and facilities, which would make them more viable and help to sustain or improve their future level of accessibility. The assessment of public transport in the Role and Function Study (2012) found the village to have 'Good' public transport provision, which is the highest level of service. The 51 bus provides an hourly service from bus stops located 10 metres from the site entrance. Services link the site directly with Cirencester, Cheltenham and Swindon. However, the site allocations community engagement feedback identifies that the bus stops are on a grass verge and are of a low quality, although better quality stops can be found in the village centre. Consequently, there would be an opportunity to improve these facilities through financial contributions secured through the development of SD_3. In addition, an additional 40 dwellings in this location would contribute to increasing the patronage of bus services, making them more viable and helping to sustain them in future. The village is relatively flat and Cirencester, with its many shops, services and facilities, is located only 2 miles away. However, the community engagement feedback comments that cycling routes into Cirencester are not very safe, especially to the secondary schools. The Preferred Development Strategy

Settlement Evidence Analysis C

SIDDINGTON - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	aims to improve pedestrian and cycle links to the secondary schools in Cirencester, to South Cerney and Siddington Mill. In addition, the Strategy also aims to improve pedestrian and cycle links between the village and Love Lane Industrial Estate. Financial contributions could be sought as part of the development of SD_3 to help implement these schemes. Siddington has a higher than average level of jobs to residents and the level of out-commuting is low and development of SD_3 would give people the opportunity to live close to their workplace. The site allocations community engagement feedback comments that there is a narrow footpath between the site and where services, such as the village shop, can be accessed. The feedback also comments that speeding vehicles make the footpaths unsafe and there is also a lack of visibility on a bend within the village and there is a similar issue with the dip beneath the railway bridge. These types of issues could be addressed, either partly or in full, by financial contributions secured through the development of SD_3. In terms of access to open space, sport and recreational facilities, the Open Space, Sport and Recreation Study identifies the village as being within the catchment area of allotments, natural open space, a park, provision for children and outdoor sports facilities. However, most of the village is outside the catchment for amenity green space and provision for young people. In summary, the development of SD_3 would fully achieve the Strategic Objective E 'Travel, Transport and Access' criteria and would provide new housing with good accessibility to facilities, services, employment, education, as well as improving the provision of local walking and cycling facilities. As a result, SD_3 should be graded as 'Green'.
1) How Local Plan Strategic Objective F 'Built Environment, Local Distinctiveness, Character and Special Qualities' can be met	Siddington does not have a Conservation Area and very few Listed Buildings with only one Listed Building, the Greyhound Pub, located close by to the north-east of SD_3. However, this building is screened by the former railway embankment, which is heavily vegetated and any new development would have minimal impact. The SHLAA (2014) established that SD_3 is not located within or adjacent to a Historic Park or Garden, National Trust / English Heritage asset, Scheduled Ancient Monument or Historic Battleground. In addition, the village is not located within the AONB. Consequently, its development would not jeopardise the village's built heritage.

C Settlement Evidence Analysis

SIDDINGTON - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
2) How the issue of conserving the historic environment can be addressed at a settlement level	To help protect, manage and enhance the village's distinctive qualities, a landscape study (Land surrounding key settlements Study, 2014) has been undertaken by White Consultants. The study found that "*The site is susceptible to development by reason of its relationship to housing on Nursery View, which have views into it from their rear elevations. It is otherwise secluded, with no wider views into or out of the site, except potentially from the north if development is placed to close to this boundary or vegetation removed, and from the car park of The Greyhound public house, a Listed Building, should the vegetation on the north eastern boundary be removed. The site is of limited intrinsic value and has no designations. It lies within the settlement envelope and housing development here would help to link the outlying houses on Nursery View to the main part of the village, making it more cohesive. Care would be needed in designing an access from Ashton Road*". The Historic Environment Topic Paper (CDC Draft, 2014) sets out the NPPF requirements that should be used to conserve and enhance the district's built heritage. Planning policies will ensure that any new development mitigates against the impact of existing development and also generates wider social, cultural, economic and environmental benefits. In summary, development of SD_3 would have a low impact on the built environment, local distinctiveness and character and special qualities of Siddington. The White Consultants Report found the site to have limited intrinsic value and the development of the site would link the houses of Nursery View with the rest of the village. For these reasons, the site should be graded as 'Green'.
1) How Local Plan Strategic Objective G 'Natural Resources' can be met 2) How natural environment issues can be addressed at a settlement level	The Habitats Regulations Assessment Screening Report (2013) finds that development of SD_3 may have an affect on a European designated conservation site. The nearest sites are North Meadow and Clattinger Farm SAC, Rodborough Common SAC and Cotswold Beechwoods SAC, which are all located at least 5km away. There would be no direct physical effects or non-physical disturbance associated with construction. However, there may be effects associated with air pollution, interruption to hydrological regimes. Increased recreation pressure could also be experienced. More testing is required to calculate the level of threat. Part of the Natural Resources Strategic Objective involves '*conserving, managing and enhancing the area's high quality natural environment, including the Cotswold AONB*'. SD_3 is not located within the AONB and the 'Land surrounding key settlements Study' (White Consultants, 2014) identifies that

SIDDINGTON - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	the site has little intrinsic value. Apart from the rear elevations of the housing on Nursery View, the site has no other views into the site. Consequently, its development would have little impact on the wider landscape. The SHLAA (2014) established that the site is not located within or adjacent to a Site of Special Scientific Interest, Key Wildlife Site, National Nature Reserve, Local Nature Reserve, Ancient Woodland or Regionally Important Geological Site. However, a medium priority of the site allocations community engagement events was that, prior to development, further investigation should be undertaken to establish the diversity of flora and fauna currently found on the site. The Heritage and Design Team have indicated that a full ecological assessment would be required as part of a planning application. In addition, planning policies would ensure that any development would complement and enhance the landscape and help to improve local air, soil and water quality. The Strategic Flood Risk Assessment (Level 2) shows SD_3 is not within the Environment Agency's Climate Change Flood Zones 3a or 3b. Consequently, the site has low fluvial flood risk, even in the event of climate change. The Sequential Test report (JBA 2014) identifies on the pluvial flood risk maps that parts of the site (in the south west quadrant and north west edge) fall within the surface water flood risk zones (1 in 30 years, 1 in 100 years, and 1 in 1000 years). However, the report suggests that the *"site presents a very low risk from surface water flooding due to ponding. This should be considered in a site specific Flood Risk Assessment and mitigated"*. The community's concern regarding poor surface water drainage is noted as a potential constraint. However, planning policies ensure that new housing would not be at risk of flooding and that flood risk would not be exacerbated in the surrounding areas as a consequence of development. In summary, further investigations would be needed to establish the level and type of biodiversity that is present on the site, as well as the level of threat to sites with European wildlife designations. The site should therefore be graded as 'Red'.
1) How Local Plan Strategic Objective H 'Infrastructure' can be met	The Infrastructure Delivery Plan - Interim Version (May 2013) (IDP) sets out the infrastructure requirements for Siddington (also see Appendix D for further details). Contributions would be sought as part of any residential development towards the IDP's identified 'infrastructure needs'. The contribution would be set at a level that is proportionate to the scale of the development.

C Settlement Evidence Analysis

SIDDINGTON - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	In the feedback from the site allocations community engagement (see Appendix A for further details), the community provided comments relating to their infrastructure priorities. High priorities included the localised flooding and surface water run-off that may occur, should development take place. In addition, there are major concerns that the sewage system does not currently have the capacity to accommodate additional housing. The medium infrastructure concern is the capacity of the local primary school. The SHLAA identifies the site to have a potential sewage infrastructure constraint. Liaison with Thames Water established that upgrades to the sewage infrastructure system may take some time due to the region's busy work programme. Further investigations are needed to establish whether a capacity issue actually exists and, if so, what the exact level of deficiency is. However, this may be a constraint that would prevent development from occurring early in the Local Plan period. The interim IDP also identifies infrastructure needs and reports that there is a local need for community centres, libraries, youth support provision, education, the ambulance and police services, primary and secondary health care, district wide flood risk management contributions, contributions to new waste facilities and public transport infrastructure. No significant issues were identified with either water supply, waste water removal, flooding, although the IDP identified that contributions would be required towards the district flood risk management scheme. However the Sequential Test Report (JBA, 2014) identified that a site specific flood risk assessment would be needed and surface water flood risk mitigated. The Open Space, Sport and Recreation Study identifies the need for a pocket park to address amenity green space issues. In addition, improvements to the access to parks and open space is recommended, as well as consideration of a mobile skate park in the longer term. In conclusion, further investigations are required to establish whether further infrastructure improvements are needed. Although the water company would be required to upgrade the water treatment infrastructure, if a deficiency in the system is found, it may take some time to resolve. Other shortfalls in infrastructure provision may be addressed through Section 106 and CIL contributions at the planning application stage. The site is not identified as being at risk of fluvial flooding in the Strategic Flood Risk Assessment Level 2, although drainage may be an issue that is difficult to overcome. Taking all these factors into consideration, SD_3 should be graded as 'Amber'.

Settlement Evidence Analysis C

SIDDINGTON - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
1) How the Development Strategy (including Settlement Strategy) can be delivered	The Local Plan Consultation Paper: Preferred Development Strategy (May 2013) sets a provisional housing target in Siddington of 70 new dwellings between April 2011 to April 2031. Since April 2011, only one dwelling has been completed within the village and no others have planning permission, which leaves 69 further dwellings to allocate. Only one deliverable residential site with a capacity of 40 dwellings has been identified in the SHLAA. This means there is insufficient capacity to meet the provisional housing target. Notwithstanding this, the SHLAA Viability Report (POS Enterprises, May 2014) sets seven typologies that each SHLAA site falls within. SD_3 falls within Typology 3, which is for brownfield sites of 10 or more dwellings with 50% affordable housing and abnormals (the abnormals being the ground subsidence). This typology was found to be viable in current market conditions. However, if the residual land value were to decrease by 10%, if building costs were to increase by 25% or if the required profit margin were to increase from 20% to 25%, this type of site would no longer be viable. The Preferred Development Strategy seeks to retain the gap between Siddington and Cirencester and prevent coalescence. The development of SD_3 would not compromise this goal from being achieved. In addition, development of SD_3 could help to facilitate some of the other Development Strategy targets, such as improving pedestrian and cycle linkages between the village and the surrounding areas. In summary, there is insufficient capacity in Siddington from the deliverable SHLAA sites to meet the provisional Preferred Development Strategy housing target. An additional site(s) will be required or the housing target will have to be adjusted. The development of SD_3 would help to achieve the housing target, as well as other goals within the Strategy. However, the site's viability will depend on the level of improvement works that are required to bring the site forward. Potential issues include addressing subsistence issues from the former quarry use and highway improvements. As the SHLAA Viability Report demonstrates, any minor increases to development costs on this site would compromise its viability. As a result, the site should be graded as 'Amber'.
1) How traffic and highways issues can be addressed at a settlement level	CDC have commissioned a Transport Assessment which will inform the emerging Local Plan to fully identify any highway issues that may prevent the development of SD_3 at a strategic level.

C Settlement Evidence Analysis

SIDDINGTON - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The site allocations community engagement feedback highlights the issue of there being a narrow footpath between the site and where services, such as the village shop, can be accessed. In addition, the feedback states that "*There is no visibility coming from the south into the village, as the access is hidden by the wall of a dwelling (Greystones). In addition, the access* [to SD_3] *is at a point where the speed limit changes from 60mph to 30mph, so traffic may still be travelling at speed.* In addition '*To the north of the access point there is a rise in the road, restricting visibility, followed by a dip adjacent to the brick stanchions of a former railway bridge*". The implementation of improvements to the highway, including relocating the 30mph speed limit to further outside the village and improved footpath links, could be addressed through financial contributions secured as part of the development of SD_3. Highway and access issues, such as visibility splays, have set criteria that must be achieved in the design process and a Design and Access Statement would be required as part of the planning application for SD_3. Notwithstanding this, paragraph 32 of the NPPF sets out that "*Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe*". Whilst the highways and access issues on Ashton Road are recognised as locally important issues, it is uncertain whether this constraint is 'severe' enough to hamper the delivery of the site to the point of having grounds to refuse a planning application. Many of these issues could certainly be overcome through design and mitigation measures. For these reasons, SD_3 should be graded as 'Amber' with regards to traffic and highways issues.
1) Other Potential Designations / uses / allocation	Siddington Parish Council has submitted one site, Siddington Playing Fields SD_1, for designation as a Local Green Space. However, as this site was assessed by the SHLAA as being not currently developable, it has not been assessed further for housing or employment in this document.

C.14 South Cerney

C.17 Sites assessed:

- SC13A

SOUTH CERNEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
1) How Local Plan Objective A 'Communities' can be met	The SHLAA identifies one deliverable residential site in South Cerney, which has potential to deliver 64 dwellings. 151 dwellings have already been built or are committed to be built within the village since the beginning of the plan period in April 2011. A large proportion of these dwellings, as well as any future housing, would be affordable homes with a mix of housing types and tenures, which would help to create a balanced and inclusive village community. In addition, development of any of the sites would address local supply, choice and affordability issues, which would also help young people and families to stay in their local area, as well as enabling the village to adapt to the needs of the elderly. In so doing, development of this site would contribute towards tackling social exclusion and deprivation. The planning application process will also ensure that the development of this site will be designed to reduce crime and improve the recreational and cultural offer. The Role and Function Study describes South Cerney as having a 'Local Centre' role. The village has 14 of the 18 services and facilities that each settlement was scored against and the centre is ranked 9th in the district for its level of community facilities. South Cerney is relatively small in geographic terms and SC_13A is highly accessible to the village centre, where the majority of shops, services and facilities are located. There is a strong existing employment base within South Cerney and SC_13A is located within a 5 minute walk of the main employment area. The development of SC_13A would therefore provide local employees the opportunity to live close to their workplace. Contributions would be sought as part of the development of SC_13A towards the identified social infrastructure needs, which amongst other things include schools and libraries. By improving these facilities, development of SC_13A would benefit the wider community by improving the level service provision. The SELAA identifies one deliverable employment site in South Cerney (SC_E2). However, this site has an extant and indefinite planning permission where construction has already been undertaken on a large proportion of the site. This site will therefore not be discussed in this section.

C Settlement Evidence Analysis

SOUTH CERNEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	In summary, development of SC_13A would help to meet local housing needs, including the need for affordable housing and different housing types and tenures. The site has good access to employment, services and facilities and its development would help to meet the 'Communities' Strategic Object. SC_13A should therefore be graded as 'Green'.
1) How Local Plan Strategic Objective B 'Addressing Environmental Sustainability' can be met	The Strategic Flood Risk Assessment (Level 2) shows that SC_13A is not within the Environment Agency's Climate Change Flood Zones 3a or 3b. In addition, the Sequential test report (JBA 2014) found the site to have 'Very Low' surface water flood risk. SC_13A once formed part of a larger site with SC_13B, but the later was substantially within Flood Zone 3b. Consequently, the site was split to only include the land outside the flood zone. SC_13A therefore has low flood risk, even in the event of climate change. Planning policies will also ensure that any type of new development would not exacerbate flooding issues in the surrounding areas. South Cerney is ranked 9th in the district for its level of community services and facilities. SC_13A has excellent access to the village centre, where the majority of shops, services and facilities can be accessed. Consequently, development of this site would enable residents to access these services without having to rely on private automobiles. The Role and Function Study identifies South Cerney as having 35% self-containment in terms of the number of people commuting to access employment. This is well below the average level and development of SC_13A would give local employees the opportunity to live closer to their workplace. This could potentially reduce the level of out-commuting, as well as the number of car journeys and the reliance on cars. Similarly, development of the potential employment site would give local people the opportunity to work close to where they live, much to the same effect. The planning application process will ensure that all developments minimise the amount of waste they produce, whilst maximising the use of sustainable building materials, recycling, and low carbon and renewable energy solutions. In addition, planning policies will ensure new developments are designed to cope with climate change, including storm events and hotter weather. New developments will also have to meet set standards for reducing their dependence on natural resources, including water. Furthermore, the planning application process will ensure that regard is made to the Gloucestershire

Settlement Evidence Analysis C

SOUTH CERNEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	Waste Minimisation in Development Projects SPD. Financial contributions could also be sourced at the planning application stage towards improving local sustainable transport options. Paragraph 111 of the NPPF directs new development primarily towards brownfield land, provided that they are not of high environmental value. SC_13A is greenfield land. However, there are no deliverable alternative sites within the village. In summary, SC_13A has excellent access to services and facilities and would improve the ability of locally employed people to live close to their workplace. SC_13A is not on land at risk of flooding and its development would achieve standards for low energy consumption, reliance of natural resources and the new developments would be able to adapt to climate change. Although greenfield, there are no alternative deliverable brownfield sites. On balance, the development of SC_13A would help to address environmental sustainability issues and it should be graded as 'Green'.
1) How Local Plan Strategic Objective C 'Economy, Employment andRetail' can be met	The Role and Function study describes South Cerney as having a declining economically active population, which is a threat to the future local economy. Development of SC_13A would create new affordable housing, which would be accessible to a range of ages and could diversify the makeup of the population. Planning policies will be flexible towards changes of use to employment, training and mixed use facilities. This will enable young people to take up opportunities within the village and help to ensure that there are sufficient economically active people living within the village to support the future local economy. Opportunities for home working will also be incorporated into the design of any new developments. Development of either SC_13A would increase the patronage of shops, services and facilities within the village, helping to improve the vitality and viability of the village centre. This will help to sustain these services in the future, which will benefit the future local economy and retail provision. Strategic Objective C recognises the contribution of the AONB and the landscape to the local economy. However, SC_13A is not located within the AONB or any other landscape designation. Indeed, the White report finds that

C Settlement Evidence Analysis

SOUTH CERNEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	development of SC_13A would have medium-low impact. Consequently, the development of this site would have a low impact on the ability of the local area to attract tourism. SC_13C is currently in productive agricultural use. In addition, the SHLAA finds the site to have Grade 2 agricultural quality, although a detailed survey is required. The NPPF states that higher grade agricultural land (Grade 1 - 3a) should be protected for its value as best and most versatile agricultural quality. The development of SC_13A would therefore have a negative impact on traditional agriculture within South Cerney. In summary, the development of SC_13A largely contributes towards achieving the Strategic Objective C 'Economy, Employment andRetail' criteria. However, the site's development would have a negative impact on traditional agriculture in South Cerney and the local agricultural economy. SC_13A should therefore be graded as 'Amber'.
1) How Local Plan Strategic Objective D 'Housing' can be met	The SHLAA identifies one deliverable housing site in South Cerney, which can deliver 64 dwellings. 151 dwellings have already either been built or have been granted planning permission in the village since April 2011. A large proportion of these new homes, as well as those that would come from the development of SC_13A, would be affordable homes with a mix of housing types and tenures. This would help to create a balanced and inclusive community within the village. In addition, the development of SC_13A would directly address local supply, choice and affordability issues, which would help young people, families and the elderly to remain in their local area. The Role and Function Study identifies South Cerney as being a 'Local Centre' with a good range of shops, services and facilities. Consequently, the village is a sustainable location for new housing. As discussed in detail in Objective E, SC_13A has good access to the village's services, facilities and shops. The site has not been submitted for the purpose of providing land for gypsy and traveller accommodation. However, its development would not prevent the achievement of the district-wide target of providing suitable land in appropriate locations to provide sufficient pitches for gypsy and traveller accommodation and meeting the needs established through the Gypsy and Traveller Accommodation Assessment.

Settlement Evidence Analysis C

SOUTH CERNEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The planning application process will ensure that innovative design is encouraged to meet the needs of communities. This will include maximising opportunities for adaptable lifetime homes, independent smaller units for older and younger people, as well as live-work units. The delivery of SC_13A would make a positive contribution to meeting the district's objectively assessed housing need. The Preferred Development Strategy sets a provisional target of up to 220 new dwellings in South Cerney for the period April 2011 to April 2031. The 151 dwellings that have either been built or have planning permission mean that 69 additional dwellings would be required to meet the provisional housing target. Consequently, the development of SC_13A would be required to achieve this target. In summary, the delivery of SC_13A fully meets the 'Housing' Strategic Objective criteria. This site should therefore be graded as 'Green'.
1) How Local Plan Strategic Objective E 'Travel, Transport andAccess' can be met 2) Accessibility to facilities, services, employment, education; Walking, cycling, car	South Cerney is ranked 9th in the district within the Role andFunction Study's community facilities matrix for its level of service and facility provision. The village has 14 of the 18 facilities that each settlement was measured against and the only facilities the village does not have are a hospital, bank, secondary school and a leisure centre. However, these facilities can be accessed 5 miles away in Cirencester. SC_13A has good walking accessibility (under a 10 minute walk) to the village centre where the majority of shops, services and facilities are located. Consequently, new development on this site would reduce the reliance on private automobiles. Development of SC_13A would also contribute towards improving the viability of the village's services and facilities, helping to retain them within the village in future. The Role and Function Study scores South Cerney with the highest grade for its level of public transport provision. Despite this, the current bus service enables people to access their workplace and return home using public transport. In addition, development of SC_13A would generate more people using the bus services, contributing to improving their viability. Financial contributions may also be sought as part of the development of SC_13A towards sustainable travel options.

C Settlement Evidence Analysis

SOUTH CERNEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The Role and Function Study found South Cerney to have high levels of in-commuting, namely from Cirencester, Swindon and North Wiltshire. Development of SC_13A would create opportunities for local employees and residents to live close to their workplace. South Cerney and the surrounding area is very flat, which is ideal for walking and cycling. The Preferred Development Strategy aims for new development proposals to contribute to improving cycle paths between the village and Cirencester and also to the Water Park. The development of SC_13A would help achieve this goal and increase the use of sustainable transport modes. The Open Space, Sport andRecreation Study identifies that the village is within the catchment area of allotments, amenity green space, natural open space, a park, provision for children, provision young people and outdoor sports facilities. Indeed, South Cerney is one of the few settlements within the district with access to all of the open space, sport and recreational facilities that were listed. In summary, SC_13A has good access to services and facilities and its development. The site's development would provide opportunities for people to live close to where they work. The site is located close to a good bus service. In addition, the village is flat and ideally suited for walking and cycling. Contributions could be secured through the development of SC_13A towards sustainable transport options. Consequently, the development of SC_13A fully corresponds with criteria set out in Strategic Objective E and the site should be graded as ‘Green’.
1) How Local Plan Strategic Objective F 'Built Environment, Local Distinctiveness, Character and Special Qualities' can be met 2) How the issue of conserving the historic environment can be addressed at a settlement level	SC_13A is located in the southern part of the village away from the setting of South Cerney's Conservation Area and Listed Buildings. Furthermore, the SHLAA (2014) established that SC_13A is not located within or adjacent to a Historic Park or Garden, National Trust / English Heritage asset, Scheduled Ancient Monument or Historic Battleground. Consequently, its development would not jeopardise the village's built heritage in these respects. The site is also not within the Cotswold AONB or a Special Landscape Area. The Historic Environment Topic Paper (CDC Draft, 2014) sets out the NPPF requirements that should be used to conserve and enhance built heritage. To help protect, manage and enhance the village's distinctive qualities, a landscape study has been undertaken by White Consultants. The landscape study reports

SOUTH CERNEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	that SC_13A has a medium-low impact due to it being adjacent to existing housing, having limited intrinsic value with potential to improve the settlement edge. There is also scope to incorporate new open space. In summary, there is an opportunity to improve and enhance the village's character and built environment through carefully designed high quality development on SC_13A. The site is not designated for historical or landscape protection. Consequently, SC_13A should be graded as 'Green'.
1) How Local Plan Strategic Objective G 'Natural Resources' can be met 2) How natural environment issues can be addressed at a settlement level	The Habitats Regulations Assessment Screening Report (2013) finds that development of SC_13A may have an affect on a European designated conservation site. The nearest site is North Meadow and Clattinger Farm SAC, which is located at least 5km away. There would be no direct physical effects or non-physical disturbance associated with construction. However, there may be effects associated with air pollution and interruption to hydrological regimes. Increased recreation pressure could also be experienced. More testing is required to calculate the level of threat. The SHLAA (2014) establishes that the site is not located within or adjacent to a Site of Special Scientific Interest, Key Wildlife Site, National Nature Reserve, Local Nature Reserve, Ancient Woodland, wooded area or Regionally Important Geological Site. In addition, it is not located within an area designated for landscape protection. The NPPF directs new development primarily towards brownfield sites. However, there is a severe lack of brownfield land in South Cerney and the lack of alternative suitable sites in the village means that greenfield land would be required to deliver the Preferred Development Strategy's housing target. The Strategic Flood Risk Assessment (Level 2) shows SC_13A is not within the Environment Agency's Climate Change Flood Zone 3a or 3b. Consequently, these sites have low flood risk, even in the event of climate change. Furthermore, planning policies will ensure that flood risk is not exacerbated in the surrounding areas as a consequence of the site's development. In summary, further investigations are required to establish whether the development of SC_13A would impact on a European designated wildlife site. The site does not directly impact on any other site that has been designated for wildlife conservation or landscape protection and it is not located in an area with high flood risk. Although the NPPF directs new development primarily

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SOUTH CERNEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	towards brownfield land, greenfield development would be needed to deliver the Preferred Development Strategy housing target due to the lack of suitable alternative sites. For these reasons, SC_13A should be graded as 'Red'.
1) How Local Plan Strategic Objective H 'Infrastructure' can be met	The Infrastructure Delivery Plan - Interim Version (May 2013) (IDP) sets out the infrastructure requirements for South Cerney (also see Appendix D for further details). Contributions would be sought as part of any residential development towards the IDP's identified 'infrastructure needs'. The contribution would be set at a level that is proportionate to the scale of the development. In the feedback from the site allocations community engagement (see Appendix A for further details), the community provided comments relating to infrastructure priorities. Key infrastructure priorities that were listed included the capacity of the village junior school, given the influx of families in the MOD Duke of Gloucester Barracks. Sewage capacity problems were highlighted as a major concern, as well as flooding on the proposed residential site. Furthermore, highway infrastructure and capacity issues have been identified as a key issue around the school and within the village. In addition, it is suggested that if SC_13A is developed, it could have a detrimental effect on the quality of the children's play space. The SHLAA identifies the site to have a potential sewage infrastructure constraint. Liaison with Thames Water established that upgrades to the sewage infrastructure system may take some time due to the region's busy work programme. Further investigations are needed to establish whether a capacity issue actually exists and, if so, what the exact level of deficiency is. However, this may be a constraint that would prevent development from occurring early in the Local Plan period. The interim IDP also identifies infrastructure needs and reports that there is a local need for sports facilities, open space, community centres, libraries, youth support services, education, the ambulance and police services, primary and secondary health care, the district wide flood risk management measures, new municipal waste facilities and public transport infrastructure. Gas and electricity infrastructure can also be provided on-site. Significantly, the IDP did not identify any major issues with either the water supply or waste water removal. In addition, although the original site of SC_13A and SC_13B were combined, the site was split to only include the land outside the Environment Agency's Climate Change Flood Zones 3a or 3b. Consequently, the site has low flood risk, even in the event of climate change.

Settlement Evidence Analysis C

SOUTH CERNEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The Open Space, Sport and Recreation Study identifies some social infrastructure requirements. There is a need for new allotment provision and one site has been identified as requiring improvement to improve its function as an amenity green space. Although there is no need for a new park, improvements to the pedestrian and cycle route to parks has been recommended. "Fastershire" aims to bring fibre broadband to 90% of the County's homes by 2016. Additional funding will be required, but this would be a key piece of infrastructure for the village's economic growth. In conclusion, further investigations are required to establish whether further waste water infrastructure improvements are required. However, if a fault is found, it would only delay potential development, not prevent it entirely. Consequently, the delivery of the site would be pushed back to later within the plan period. Other shortfalls in infrastructure provision may be addressed through Section 106 and CIL contributions at the planning application stage. SC_13A is not identified as being at risk of flooding in the Strategic Flood Risk Assessment Level 2 and the site has low surface water flood risk. However, drainage may be an issue that is difficult to overcome. Taking all these factors into consideration, SC_13A should be graded as 'Amber'.
1) How Local Plan Strategic Objective J 'Cotswold Water Park' can be met	SC_13A is within Cotswold Water Park. Part of Strategic Objective J involves improving accessibility within the Water Park, particularly to walkers and cyclists. Financial contributions could be secured as part of the development of this site towards measures to improve sustainable transport options and footpaths, as well as improving the provision of services and facilities within the local area. Strategic Objective J aims to promote a range of water-based sports, leisure and recreation facilities. Development of SC_13A would contribute towards increasing demand for any such activities in the local area, making these types of activity more viable. In addition, contributions could be levered towards new sporting facilities from the development of the site. Objective J also aims to protect and enhance important local species, habitats and sites to make Cotswold Water Park a premier site for nature conservation. No issues issues have been identified with the development of SC_13A that would have an adverse impact on biodiversity within the Water Park.

C Settlement Evidence Analysis

SOUTH CERNEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	Strategic Objective J notes that each site must conform with the Cotswold Water Park Strategic Review and Implementation Plan (the 'Cotswold Water Park Masterplan' or the 'Masterplan'). The Masterplan incorporates all of the issues already discussed under Objective J. However, it also requires development to protect areas identified for mineral extraction, benefit tourism, support agriculture, take full consideration of the Water Park's hydrology and climate change, preserve heritage and ensure that developments have direct benefits to the local residents. The Cotswold Water Park SPD prescribes zones where different types of development will be acceptable. Zone A supports 'quiet' development; Zone B supports low intensive recreational development; Zone C supports sport, recreational or tourism development and Zone D supports agriculture or forestry. SC_13A is not located within any of these zones and its development would not jeopardise strategy for zoned development within the Water Park. No additional issues have been identified that would have a negative impact on tourism within the Water Park. In addition, Objective B discusses how the development of SC_13A would not have an adverse impact on flooding, hydrology or climate change. Objective A also discusses how financial contributions could be secured from the development of SC_13A towards identified social infrastructure needs. The Gloucestershire County Council Minerals Local Plan Site Options and Draft Policy Framework Consultation Document (June 2014) does not identify and potential site allocations for mineral development on SC_13A. Consequently, its development would not obstruct future potential mineral or gravel extraction workings. In summary, the development of SC_13A fully meets the Strategic Objective J 'Cotswold Water Park' criteria and it should all be graded as 'Green'.
1) How the Development Strategy (including Settlement Strategy) can be delivered	The Local Plan Consultation Paper: Preferred Development Strategy (May 2013) sets a provisional delivery target of 220 new dwellings in South Cerney over the period from April 2011 to April 2031. Since April 2011, a net gain of 151 dwellings have either been built or are committed to be built. The remaining deliverable SHLAA (2014) site without planning permission has potential to deliver a further 64 dwellings.

Settlement Evidence Analysis C

SOUTH CERNEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The SHLAA Viability Report (POS Enterprises, May 2014) sets 7 typologies that each SHLAA site falls within. SC_13A falls within typology 1, which was found to be viable. In addition, this typology remained viable when different scenarios for worsening economic conditions were tested. The Development Strategy sets out to improve the village's function as a 'Local Centre' by supporting schemes that improve the retail offer, protect the vitality and viability, improve the streetscape, promote traffic management improvements and promote markets. Development of both SC_13A would increase the patronage of the village centre, which would help to achieve many of these goals. In addition financial contributions could be secured from either development towards traffic management, public realm, and infrastructure improvements, such as improved cycle paths. The development of SC_13A would not inhibit the Thames and Severn Canal restoration scheme, or the associated marina-based employment uses, which are supported within the Development Strategy. In addition, tourism/leisure related development around South Cerney will also not be affected by the site's development. In summary, the total number of dwellings that have been completed, have planning permission or have been identified in the SHLAA is five dwellings below the provisional Preferred Development Strategy housing target. SC_13A would therefore be required to deliver the housing target. The delivery of SC_13A would help achieve other goals set out in the Development Strategy. For these reasons, SC_13A should be graded 'Green'.
1) How traffic and highways issues can be addressed at a settlement level	The village centre health check undertaken as part of the Economy and Retail Study (2012) did not identify any significant vehicle or pedestrian movement issues within South Cerney. In addition, CDC have commissioned a Transport Assessment which will inform the emerging Local Plan to fully identify any highway issues that may prevent the development of SC_13A at a strategic level. The SHLAA comments that SC_13A has a potential access constraint. The site allocations community engagement feedback goes on to state that "*Both of the possible access roads – The Leaze and Berkeley Close – are already narrow and congested, with no scope for mitigation. Moreover, both Berkeley Close and The Leaze lead on to/ from Broadway Lane, which is itself a restricted road subject to rapidly increasing traffic issue arising from the ongoing large housing development at The Mallards and (no less of an issue in practice) the*

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SOUTH CERNEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	ongoing development of the equally large light-industrial sites either side of Broadway Lane." In addition, a high priority of the feedback is that the school, which is said to be at full capacity, is already making traffic movements difficult at the start and end of the day. Conversations are ongoing to overcome the access problem, although no solution has been agreed yet. Until this issue is resolved, SC_13A must be graded as 'Red'.
1) Other Potential Designations / uses / allocation	South Cerney Parish Council has submitted four sites (Box Bush Farm SC_11, Edwards College Farm Land, Church Lane allotments, Upper Up Playing Field) as Local Green Spaces. None of these sites are being assessed for residential or employment development in this Site Allocations document.

C.15 Stow-on-the-Wold

C.18 Sites assessed:

- S_8A
- S_14
- S_20 (STW_E7)
- S_22B
- S_46

STOW-ON-THE-WOLD - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
1) How Local Plan Objective A 'Communities' can be met	The SHLAA identifies five deliverable residential sites in Stow, which have potential to collectively deliver 263 dwellings. 88 dwellings have either been completed or are committed to be built within the town since the beginning of the plan period in April 2011. A large proportion of these dwellings, as well as any future housing, would be affordable homes with a mix of housing types and tenures, which would help to create a balanced and inclusive community. In addition, development of these sites would address local housing supply, choice and affordability issues, which would also help young people and families to stay in their local area, as well as enabling the town to adapt to the needs of the elderly. In so doing, development of this site would contribute towards tackling social exclusion and deprivation. The planning application process will also ensure that the development of this site will be designed to reduce crime and improve the recreational and cultural offer. Furthermore, the development of any of the potential residential sites would improve the ability of locally employed people to live close to their workplace. The SELAA identifies three deliverable employment sites in Stow, which are referenced as STW_E1, STW_E7 and STW_E9. The Council has resolved to grant planning permission on STW_E9 and this site shall therefore not be discussed in this section. The remaining two sites are proposed to be developed in combination to create a new elderly care village. The Role and Function Study identifies that Stow has a declining economically active population and many people come to the town to retire. Improvements to the level of care provision would therefore cater for the needs of the increasing elderly population. In addition, both sites are located within walkable distance of a large proportion of Stow's existing housing developments and the town centre. Development of STW_E1 and STW_E7 would therefore create and provide new jobs in an accessible location within the town.

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STOW-ON-THE-WOLD - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The Preferred Development Strategy describes Stow as being a vibrant and viable service centre. In addition, the Role and Function Study describes the town as having a significant number of jobs and 147 shops, which makes this a sustainable location for new housing in terms of access to jobs and services. S_8A and S_46 are both within a 5 minute walk of the town centre and S_14, S_20 and part of S_22B are within a 10 minute walk. Development of the land in close proximity to Stow's town centre would therefore provide homes with good access to local services, facilities and employment opportunities. Apart from S_46, none of the residential or employment sites involve the loss of a community facility. Indeed, contributions would be sought as part of any new residential development towards identified social infrastructure needs, which amongst other things include improvements to schools and libraries. By improving these facilities, the proposed residential developments would benefit the wider community's level of service provision. The redevelopment of S_46 involves the loss of a care home. However, this facility is old and dated. In addition, the Council recently resolved to grant planning permission on STW_E9 for a 48 bed dementia care home and 44 extra care apartments, which will provide new modern care facilities within the town. In addition, STW_E1 and STW_E7 also propose to develop care home facilities within the town. In summary, development of any of the deliverable residential sites would help to meet the 'Communities' Strategic Objective in terms of meeting local housing needs, including the need for affordable housing and different housing types and tenures. Apart from S_22B, each site has good access to employment, services and facilities. For these reasons, they should all be graded as 'Green'. However, the development of S_22B would not improve access to services, facilities and employment and this site should therefore be graded as 'Red'. Development of the two remaining deliverable SELAA sites would improve access to employment in the local area and would help to meet the 'Communities' Strategic Objective. Both STW_E1 and SWT_E7 should therefore also be graded as 'Green'.
1) How Local Plan Strategic Objective B 'Addressing Environmental	The Strategic Flood Risk Assessment (Level 2) shows that none of the potential residential or employment sites are within the Environment Agency's Climate Change Flood Zones 3a or 3b. In addition, the Sequential Test report shows that none of the sites are at high risk of flooding from surface water.

Settlement Evidence Analysis C

STOW-ON-THE-WOLD - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
Sustainability' can be met	Consequently, each site has low flood risk, even in the event of climate change. Planning policies will also ensure that new development would not exacerbate flooding issues in the surrounding areas. As discussed in Objective E, each residential and employment site has good pedestrian access to services, facilities and jobs, although a significant part of S_22B is above a 10 minute walk from the town centre. However, development of any of the sites would contribute towards giving local people and the town's workforce the opportunity to live close to their workplace. The Role and Function Study scored Stow with the highest grade of public transport in the district. All bus services can be accessed from the town centre. Consequently, apart from part of S_22B, each site has reasonable walking access to sustainable travel options. The planning application process will ensure that all developments minimise the amount of waste produced, whilst maximising the use of sustainable building materials, recycling, and low carbon and renewable energy solutions. New developments will also have to meet set standards for achieving a low dependence on natural resources, including water. Planning policies will also ensure new developments are designed to cope with climate change, including storm events and hotter weather. Furthermore, the planning application process will ensure that regard is made to the Gloucestershire Waste Minimisation in Development Projects SPD. Financial contributions could also be sourced at the planning application stage towards improving local sustainable transport options. The SHLAA finds that only S_8A and S_46 involve the redevelopment of brownfield land. Consequently, these two sites are more environmentally sustainable than the other residential or employment sites. Although development of these two sites would maximise the use of brownfield land, additional greenfield sites would be needed to achieve the housing target. In summary, none of the proposed residential or employment sites are prone to flooding and their development would improve peoples' ability to live close to their workplace. Each site would be built to standards for low energy consumption, reliance on natural resources and the buildings would be able to adapt to climate change. S_22B is a greenfield site with limited pedestrian access to services, facilities and jobs. This site should therefore be graded as 'Amber'. Conversely, S_8A and S_46 are both brownfield sites with excellent pedestrian access to services,

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STOW-ON-THE-WOLD - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	facilities and jobs and these two sites should be graded as 'Green'. The remaining residential and employment sites are all greenfield, although they do have good pedestrian access to services, facilities and jobs. There is also a lack of alternative deliverable brownfield sites and greenfield development would be needed to meet the housing targets. These sites should therefore also be graded as 'Green'.
1) How Local Plan Strategic Objective C 'Economy, Employment and Retail' can be met	The Role and Function Study identifies Stow as being one of the six settlements in the district where the trend of a declining economically active population is most extreme. This is a threat to the town's economy. However, the study highlights the town's potential for expansion in growth employment sectors. Development of either deliverable SELAA site would allow the town's care industry to grow, whilst also providing new jobs. Both STW_E1 and STW_E7 are proposed for care use and their development would not jeopardise Objective C's intention to locate main employment uses, which are traditionally office (B1), industrial (B2) and storage and distribution (B8), within Cirencester, Tetbury, Bourton-on-the-Water and Tetbury. Development of any of the residential sites would also avoid the loss of any B1, B2 or B8 employment land or jobs within Stow. In addition, the creation of new jobs through their development would attract economically active people to live in the town, which would be of benefit to the local economy. Planning policies will be flexible towards changes of use to employment, training and mixed use facilities. Opportunities for home working will also be incorporated into the design of any new development. This will enable young people to take up opportunities within the town. Development of any of the residential or SELAA sites would increase the patronage of local shops, services and facilities, helping to improve the town centre's vitality and viability. Each site is located the outside commercial centre boundary and their development would not prejudice the town centre environment and its attractiveness to tourism, which underpins the local economy. Stow is located entirely within the AONB, which is recognised within the Objective C as being contributory to the local economy. As discussed under Objective F, the White Report finds that the development of S_14 and S_22B would be the most damaging to the AONB, whilst the remaining sites have significantly less impact.

Settlement Evidence Analysis C

STOW-ON-THE-WOLD - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The SHLAA reports that a detailed land survey has found S_14, S_20 / STW_E7 and S_22B to all be Grade 3a agricultural land. Each of these sites has recently been in productive agricultural use. The NPPF states that high grade agricultural land (Grades 1 - 3a) should be protected for its value as best and most versatile land if lower grade agricultural land is available. A Strategic Objective of the Local Plan is to 'support the provision of traditional agriculture across the district'. It is clear that these sites should be protected if there are deliverable alternatives sites. In summary, the development of STW_E1, S_8A and S_46 would wholly contribute towards achieving the Strategic Objective C 'Economy, Employment and Retail' criteria. These sites should all be graded as 'Green'. However, S_14, S_20 / STW_E7 and S_22B are all higher grade agricultural land that has recently been in productive agricultural use. The development of these sites would have a negative impact on traditional agriculture within Stow and its contribution to the local economy. S_20 / STW_E7 should therefore be graded as 'Amber'. However, in addition to the impact on the local agricultural economy, the development of S_14 and S_22B would also have a severely adverse impact on the AONB. These sites should therefore be graded as 'Red'.
1) How Local Plan Strategic Objective D 'Housing' can be met	Development of any of the five deliverable sites in Stow would create new affordable homes with a mix of housing types and tenures. This would help to create a balanced and inclusive community within the town. In addition, the development of any of the sites would directly address local supply, choice and affordability issues, which would help young people, families and the elderly to remain in the area. The assessment of Stow provided within the Role and function Study demonstrates that Stow has a high level of social and economic sustainability and the town is a sustainable location for new housing. As discussed in detail in Objective E, apart from S_22B, each site has good accessibility to shops, services and facilities. In addition, development of either of the SELAA sites would increase the access of the town's existing housing to employment opportunities. None of the sites have been submitted for the purpose of providing land for gypsy and traveller accommodation. However, their development would not prevent the achievement of the district-wide target of providing suitable land in appropriate locations to provide sufficient pitches for gypsy and traveller accommodation and meeting the needs established through the Gypsy and Traveller Accommodation Assessment.

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STOW-ON-THE-WOLD - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The planning application process will ensure that innovative design is encouraged to meet the needs of communities. This will include maximising opportunities for adaptable lifetime homes, independent smaller units for older and younger people, as well as live-work units. Each residential site would make a positive contribution to meeting the district's objectively assessed housing need. The Preferred Development Strategy sets a provisional target of 180 new dwellings in Stow for the period April 2011 to April 2031. Since April 2011, there has already been a net gain of 88 dwellings that have either been completed or are committed to be built within the town. A further 92 dwellings need to be allocated to meet the provisional housing target. The five deliverable residential sites in Stow have potential to collectively deliver 263 dwellings. This means that there are sufficient sites and capacity within Stow to enable a choice between which sites should be allocated to meet the housing target. In summary, the development of any of the residential sites would improve local access to affordable housing, creating a balanced and inclusive community within the town. S_8A, S_14, S_20 and S_46 all have good access to services and facilities and they should all therefore be graded as 'Green'. S_22B is slightly less accessible and should therefore be graded as 'Amber'.
1) How Local Plan Strategic Objective E 'Travel, Transport and Access' can be met 2) Accessibility to facilities, services, employment, education; Walking, cycling, car	The Role and Function Study demonstrates that as a whole, Stow has excellent access to services, facilities and shops and the town is a sustainable location for new housing and care facility development. In terms of each individual site's access to shops, services and facilities, S_8A and S_46 are both within a 5 minute walk of the town centre, S_20, S_14 and the southern third of S22B are all within a 10 minute walk and the remaining northern section of S_22B is above a 10 minute walk from the town centre. Of the SELAA sites, STW_E1 and STW_E7 are both within a 10 minute walk of the town centre. All bus services stop in the town centre. In addition, the main employment facilities are located within the town centre's many shops and offices. However, development of either SELAA site would improve employment opportunities within Stow, particularly in the south of the town.

Settlement Evidence Analysis C

STOW-ON-THE-WOLD - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The Role and Function Study scores Tetbury with the highest grade for its level of public transport provision. This is particularly important, as the Role and Function Study identifies the town to have a significant level of out-commuting and in-commuting, although the town does achieve above average levels of self-containment. Financial contributions may also be sought as part of any residential development towards sustainable travel options. In addition, development of any of the potential residential or employment sites would increase the patronage of bus services, which would contribute to improving their viability and possibly improving the future level of service provision. Development of any of the potential residential or employment sites would also improve the viability of the town's services and facilities. The Infrastructure Delivery Plan identifies the need for 'social infrastructure'. Where a need is identified, contributions could be sought as part of any potential development towards improving the wider community's accessibility to these services and facilities. Stow is a compact town, which is ideal for walking, although the town is built on a hill, which makes cycling slightly more difficult. In terms of access to open space, sport and recreational facilities, the Open Space, Sport and Recreation Study identifies that each site is within the catchment area of allotments, amenity green space, parks, provision for children and young people and outdoor sports facilities, although there is a need for a park. However, there is limited access to natural open space. In summary, S_8A, S_14, S_20, S_46, STW_E1 and STW_E7 all have good accessibility to services and facilities. The development of STW_E1 and STW_E7 would also improve access to jobs. These sites also have good access to public transport and their development would also have a positive contribution to the level of public transport provision, services and facilities within the town. As a result, the development of these sites would all help towards achieving Objective E and they should all be graded as 'Green'. The majority of S_22B is located in excess of a 10 minute walk from the town centre. This site has less accessibility to public transport, shops, services and facilities, as well as local employment opportunities. This site should therefore be graded as 'Amber'.

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STOW-ON-THE-WOLD - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
1) How Local Plan Strategic Objective F 'Built Environment, Local Distinctiveness, Character and Special Qualities' can be met 2) How the issue of conserving the historic environment can be addressed at a settlement level	The SHLAA (2014) established that none of the residential or employment sites are located within or adjacent to a Historic Park or Garden, National Trust or English Heritage asset, Scheduled Ancient Monument or Historic Battleground. Consequently, development of any of the deliverable sites would not jeopardise the town's built heritage in these respects. However, the whole town is located within the AONB. S_8A is within the setting of Stow's Conservation Area. This does not necessarily prevent development, although a higher quality design will almost certainly be required to protect and enhance the setting of the Conservation Area. However, without prejudice to any forthcoming planning application, informal discussions with the Area Officer for Stow has found that the principal of residential development on this site is likely to be acceptable. The SHLAA identifies a potential archaeology constraint with S_46. Stow was previously a hill fort and this site formed part of this ancient land use. It is not yet known how severe this constraint is, particularly concerning the area of the site that is not yet developed. It is likely that a full archaeological investigation and conservation measures will be required to ensure this part of the historic environment is protected. The Historic Environment Topic Paper (CDC Draft, 2014) sets out the NPPF requirements that should be used to conserve and enhance built heritage. To help protect, manage and enhance the town's distinctive qualities, a landscape study has been undertaken by White Consultants. The landscape study reports that development of S_14 and S_22B would have 'High-Medium' impact, mainly due to its high visibility to the east. In addition, S_22B would depart from the historic building pattern, which sits mainly on top of the hill. S_20 has been graded as having 'Medium-Low' impact due to it being well screened and having good enclosure, as well as having a strong tree belt between the site and the A429. S_8A and S_46 were not assessed in the study due to their town centre locations. With regards to the SELAA sites, STW_E7 was assessed as having a 'Medium' impact due to it having a 'borrowed residential character'. It is also said that any employment development here must be of an appropriate, relatively small scale. However, a care home development could be built to encompass this character and scale.

Settlement Evidence Analysis C

STOW-ON-THE-WOLD - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	Any economic development on STW_E1 was found to have a 'High-Medium' impact, due to its close proximity to neighbouring residential uses. This site was submitted as a potential access route into STW_E7. However, this access solution is unlikely to be suitable due to the character of the quiet and narrow residential approach roads. In summary, carefully designed high quality development on any of the deliverable residential or employment sites would be required to maintain and enhance the town's character and built environment. S_14, S_22B and STW_E1 are highly sensitive sites and their development would have 'High-Medium' impact, particularly on the AONB and wider landscape setting of the town. These sites should therefore be graded as 'Red'. STW_E7 would have a 'Medium' impact and should therefore be graded as 'Amber' and S_20 would have a 'Medium-Low' impact and should be graded as 'Green'. S_8A is within the town centre and is within the setting of Stow's Conservation Area, which would constrain development. This site should therefore also be graded as 'Amber'. In addition, S_46 may have archaeological issues that could constrain development. As the extent of this constraint is relatively unknown, this site should also be graded as 'Amber'.
1) How Local Plan Strategic Objective G 'Natural Resources' can be met 2) How natural environment issues can be addressed at a settlement level	The Habitats Regulations Assessment Screening Report (2013) finds all of the development sites in Stow to be located more than 15km from a European designated wildlife site. These sites are therefore considered unlikely to have significant effects on a European site. The SHLAA (2014) established that none of the potential residential or employment sites are located within or adjacent to a Site of Special Scientific Interest, Key Wildlife Site, National Nature Reserve, Local Nature Reserve, Ancient Woodland or a Regionally Important Geological Site. However, the SHLAA does identify some Tree Preservation Orders on S_20 / STW_E7 and S_46, which would need to be retained as part of any development. These trees are also identified as having some biodiversity value. S_20 / STW_E7 is also identified as potentially having wildflowers and herbs growing within the site, although an ecology assessment on any of these sites would be needed to establish if a biodiversity constraint exists. Part of the Natural Resources Strategic Objective involves '*conserving, managing and enhancing the area's high quality natural environment, including the Cotswold AONB*'. Planning policies would ensure that new developments are built to a high standard to minimise their impact on the landscape. However,

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STOW-ON-THE-WOLD - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	as discussed in detail under Objective F, the White Report found the development of S_14 and S_22B would be most damaging to the landscape and the AONB. The Strategic Flood Risk Assessment (Level 2) shows that none of the potential residential or employment sites are within the Environment Agency's Climate Change Flood Zones 3a or 3b. In addition, the Sequential Test report shows that none of the sites are at high risk of flooding from other sources. Consequently, each site has low flood risk, even in the event of climate change. Planning policies will ensure that new development would not exacerbate flooding issues in the surrounding areas. In summary, none of the sites impact on a European designated wildlife site, nor directly impact on a site that has been designated for any other type of wildlife conservation or landscape protection, other than the blanket AONB designation that covers Stow. Also, none of the sites are located on land that has high flood risk. However, the development of S_14 and S_22B would have 'high' landscape impact and a detrimental impact on the AONB. These sites should therefore be graded as 'Red'. S_20 / STW_E7 was found to have a 'Medium-low' / 'Medium' impact and has TPO / biodiversity constraints. This site should therefore be graded as 'Amber'. The remaining SHLAA and SELAA sites all have minimal identified natural resource or environmental impact issues and should be graded as 'Green'.
1) How Local Plan Strategic Objective H 'Infrastructure' can be met	The feedback from the site allocations community engagement (see Appendix A for further details) provides comments relating to the community's infrastructure priorities. Priorities included a pedestrian crossing on Oddington Road and major highway infrastructure improvements at the access of S_20 and the Fosse Way. The Infrastructure Delivery Plan - Interim Version (May 2013) (IDP) sets out the infrastructure requirements for Tetbury (also see Appendix D for further details). The interim IDP identifies the need for sports facilities, open space, community centres, libraries, youth support services, education, the ambulance and police services, primary and secondary health care, the district wide flood risk management measures, contributions to municipal waste facilities and public transport infrastructure.

Settlement Evidence Analysis C

STOW-ON-THE-WOLD - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	Significantly, the IDP did not identify any major issues with either the water supply or waste water removal. In addition, none of the sites are on land identified in the Environment Agency's Climate Change Flood Zones 3a or 3b. Consequently, each site has low flood risk, even in the event of climate change. The Open Space, Sport and Recreation Study identifies some social infrastructure requirements. There is a need for an element of new natural open space or a pocket park, as well as new public tennis provision. "Fastershire" aims to bring fibre broadband to 90% of the County's homes by 2016. Additional funding will be required, but this would be a key piece of infrastructure for the town's economic growth. Contributions would be sought as part of any residential development towards the IDP's identified 'infrastructure needs'. The contribution would be set at a level that is proportionate to the scale of the development. In conclusion, taking all infrastructure issues into consideration, any shortfalls in infrastructure provision could be assisted through S106 and CIL contributions at the planning application stage. However, no infrastructure constraints have been identified that would favour or limit the development of any site. Consequently, each residential and employment site should be graded as 'Green'.
1) How the Development Strategy (including Settlement Strategy) can be delivered	The Local Plan Consultation Paper: Preferred Development Strategy (May 2013) sets a provisional delivery target of 180 new dwellings in Stow for the period between April 2011 to April 2031. Since April 2011, a net gain of 88 dwellings have either been completed or are committed to be built. The remaining five deliverable SHLAA (2014) sites without planning permission have potential to deliver a further 263 dwellings. Although this target is only provisional, it is evident that there is sufficient deliverable land to achieve the housing target. Development of the two identified deliverable SELAA sites in Stow would help to provide for the care needs of those living in Stow and the surrounding villages. In addition, the development of any of the SHLAA or SELAA sites would help to retain Stow's role as a main service centre within the district as their development would make the town's services and facilities more viable.

C Settlement Evidence Analysis

STOW-ON-THE-WOLD - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	None of the identified SELAA or SHLAA sites have been submitted with the intention of creating a small local workshop development, so this part of the Preferred Development Strategy for Stow is currently unmet. The Development Strategy aims to cater for 'Stow's development needs by avoiding harm to the town's attractive environment, built heritage and sensitive hilltop setting'. As discussed in detail under Objective F, S_14 and S_22B would have high landscape impact and a detrimental impact on this objective. However, the White Report found that the development of S_20 would have a 'Medium-low' impact. If S_20 were to be developed for housing on its own, it would be able to cater for the town's residual housing requirement and avoid the need for development on land that would negatively impact on the AONB. Development of any of the residential or employment sites would increase the patronage of the town centre and help to retain Stow within the retail hierarchy of the district. In addition, contributions could be sought as part of any residential development towards improving the streetscape and traffic management, as well as improving the physical environment and car parking provision within the town. Contributions could also be secured towards a new community facility with sports and leisure provision, library and health services, which is another Development Strategy Objective. To test whether each site is economically viable, the SHLAA Viability Report (POS Enterprises, May 2014) sets 7 typologies that each site falls within. The residential sites fall within typologies 1, 2 and 3, which were all found to be viable in current market conditions. In addition, typologies 1 and 2 remained viable when different scenarios for worsening economic conditions were tested. S_46 falls within Typology 3, which is for brownfield sites above 10 dwellings with 50% affordable housing and abnormals, such as demolition and clean-up costs. If the residual land value were to be decreased by 10%, if building costs were to increase by 25% or if the required profit margin were to increase from 20% to 25%, this type of site would no longer be viable. However, even if one of the worsening economic scenarios were to come about, there would still be sufficient viable and deliverable residential development land to meet the housing target. With regards to the SELAA sites, the SELAA Viability Report does not comment on the viability of proposed care home development on S_20. However, by virtue of the fact that care home developments are being built in other parts of the district and that a planning permission is currently being sought on S_20 for such a development, it is clear to see that this site is likely to be viable.

Settlement Evidence Analysis C

STOW-ON-THE-WOLD - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	In summary, although the Preferred Development Strategy housing target is only provisional, the total number of dwellings that have been completed or are committed to be built is 92 dwellings short of the housing target. There are sufficient deliverable residential sites to achieve this target. The sites are viable in current market conditions and there would be sufficient viable sites to meet the housing target in the event of worsening economic conditions. The SELAA sites are also likely to be viable for their proposed care home use on S_20 / STW_E7. The development of any of the SHLAA or SELAA sites would contribute towards achieving many of the other Development Strategy objectives through financial contributions secured as part of their development. However, the development of S_14 and S_22B would not achieve the Development Strategy's target of protecting Stow's attractive environment, built heritage and sensitive hilltop setting. These two sites should therefore be graded as 'Red'. The remaining sites should be graded as 'Green'.
1) How traffic and highways issues can be addressed at a settlement level	The SHLAA identifies that S_46 has a potential highway issue due to the intensification of use of Union Street, which is narrow and has parked cars on either side. In addition, due to the lack of parking availability on Union Street, the SHLAA comments that parking provision within S_46 would need to be provided within the site. Notwithstanding this and without prejudice to any forthcoming planning application, discussions with the Case Officer established that sufficient parking could be provided within the site area and could avoid overspill onto Union Street. In addition, the proposed number of dwellings on this site would generate a comparable volume of traffic to that of the existing care home use and is unlikely to intensify traffic on Union Street. The site allocations community engagement feedback comments that major highway improvements are needed at the access of S_20 / STW_E7 onto the A429. This issue would need to be overcome at the planning application stage and was a reason for a recent planning application being refused on the site (ref: 13/05031/OUT). STW_E7 was originally submitted to the SELAA as a potential access route for S_20 / STW_E7. However, Bartlett's Close, which is a connecting road to STW_E7 is a quiet residential road that would be unsuitable as an access to S_20 / STW_E7. However, the site allocations community engagement feedback comments that the site would be appropriate for two dwellings. If such a development were to come forward, it is likely that Bartlett's Close would provide a suitable access for this use.

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STOW-ON-THE-WOLD - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The site allocations community engagement feedback also requests improvements to pedestrian facilities on Oddington Road. If an assessment of this road found there was a need for such a facility, contributions could be sought as part of the development of any of the residential sites towards the implementation of such a scheme. CDC have commissioned a Transport Assessment which will inform the emerging Local Plan to fully identify any highway issues at a strategic level. In summary, no highway issues have been identified with the development of S_8A, S_14, S_22B or S_46. These sites should therefore all be graded as 'Green'. A potential parking and highway concern has been raised over the development of S_46, but it is highly likely that these can be overcome within the design of this site. S_46 should therefore also be graded as 'Amber'. S_20 / STW_E7 both have an access issue onto the A429 and there is uncertainty as to whether this can be resolved. This site should therefore be graded as 'Red'. If STW_E1 were to be developed as a single or two dwellings, it is highly unlikely that an access issue would come about. However, the site is unsuitable as an access route to S_20 / STW_E7, which is proposed is the SELAA, and the site should therefore also be graded as 'Red'.
1) Other Potential Designations / uses / allocation	N/A

C.16 Tetbury

C.19 Sites assessed:

- T_24B (TET_E4)
- T_31B
- T_51
- TET_E1
- TET_E2

TETBURY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
1) How Local Plan Objective A 'Communities' can be met	The SHLAA identifies two deliverable residential sites in Tetbury, which have potential to collectively deliver 63 dwellings. Since the publication of the SHLAA, a further deliverable site (T_24B) has become available for development, which has capacity to deliver a further 18 dwellings. 738 dwellings have been completed or are committed to be built within the town since the beginning of the plan period in April 2011. A large proportion of these dwellings, as well as any future housing, would be affordable homes with a mix of housing types and tenures, which would help to create a balanced and inclusive community. In addition, development of these sites would address local housing supply, choice and affordability issues, which would also help young people and families to stay in their local area, as well as enabling the town to adapt to the needs of the elderly. In so doing, development of this site would contribute towards tackling social exclusion and deprivation. Furthermore, the development of either potential residential site would improve the ability of locally employed people to live close to their workplace. The SELAA identifies three deliverable employment sites in Tetbury, which have a combined area of 7.54 ha. The sites, referenced as TET_E1, TET_E2 and TET_E4 in the SELAA, are all located in the north of the town and are within a walkable distance of a large proportion of the Tetbury's housing. Development of any of these sites would improve access to local employment opportunities. The planning application process will ensure that each residential and employment development is designed to reduce crime and improve the recreational and cultural offer. The Preferred Development Strategy describes Tetbury as being the main service centre for the south-west of the district and benefiting from a wide range of services and facilities. Of the two residential sites, T_51 is located

C Settlement Evidence Analysis

TETBURY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	closest to the town centre. The three employment sites are all more remote from the town centre, although they are all within a reasonable walking distance of the Tesco supermarket. None of the sites' development would result in the loss of a community facility. Indeed, contributions would be sought as part of any new residential development towards the identified social infrastructure needs, which amongst other things include schools and libraries. By improving these facilities, the proposed residential developments would benefit the wider community's level of service provision. In summary, development of any of the deliverable residential site in Tetbury would help to meet the 'Communities' Strategic Objective, particularly helping to meet local housing needs, including the need for affordable housing and different housing types and tenures. Each residential site has good access to employment, services and facilities. For these reasons, they should all be graded as 'Green'. All three of the deliverable employment sites would improve access to employment opportunities in the local area and would also help to meet the 'Communities' Strategic Objective. Each employment site should therefore also be graded as 'Green'.
1) How Local Plan Strategic Objective B 'Addressing Environmental Sustainability' can be met	The Strategic Flood Risk Assessment (Level 2) shows that none of the potential residential or employment sites are within the Environment Agency's Climate Change Flood Zones 3a or 3b. The Sequential Test report (JBA 2014) also found each site to have 'Medium', 'Very Low' or 'Extremely Low' surface water flood risk. Consequently, each site has low flood risk, even in the event of climate change. Planning policies will also ensure that any type of new development would not exacerbate flooding issues in the surrounding areas. As discussed in Objective E, each residential and employment site has good access to services and facilities and development of any of the sites would contribute to giving local people and the town's workforce the opportunity to live close to their workplace. The Role and Function Study scored Tetbury as 'Good' (the highest grading) in terms of public transport provision. All services can be accessed from the town centre, with the majority of services also running along London Road. Consequently, each site has good pedestrian access to sustainable travel options.

Settlement Evidence Analysis C

TETBURY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The planning application process will ensure that all developments minimise the amount of waste produced, whilst maximising the use of sustainable building materials, recycling, and low carbon and renewable energy solutions. New developments will also have to meet set standards for achieving a low dependence on natural resources, including water. In addition, planning policies will also ensure new developments are designed to cope with climate change, including storm events and hotter weather. Furthermore, the planning application process will ensure that regard is paid to the Gloucestershire Waste Minimisation in Development Projects SPD. Financial contributions could also be sourced at the planning application stage towards improving local sustainable transport options. Paragraph 111 of the NPPF directs new development primarily towards brownfield land, provided that they are not of high environmental value. T_24B and T_51 are both brownfield sites and sufficient housing has already been built or is committed to be built within the town since the beginning of the plan period to achieve the housing target. Development of T_31B, which is a greenfield site, could therefore be avoided. TET_E1 and TET_E4 are brownfield land and TET_E2 is greenfield. However, the is insufficient deliverable land within TET_E1 and TET_E4 to achieve Tetbury's employment target and TET_E2 would be required. In summary, each potential residential and employment site is in a sustainable location, with good access to sustainable transport options, services and facilities and they are not prone to flooding. In addition, development of any of the sites would improve peoples' ability to live close to their workplace. Each site would be built to standards for low energy consumption, reliance on natural resources and would be able to adapt to climate change. The housing target has already been achieved and there are two suitable brownfield alternative sites (T_24B and T_51), so greenfield development on T_31B could be avoided. T_31B should therefore be graded as 'Amber' and T_24B and T_51 should be 'Green'. Development of any of the deliverable employment sites would help to achieve the 'Addressing Environmental Sustainability' Strategic Objective and they should all be graded as 'Green'.
1) How Local Plan Strategic Objective C 'Economy, Employment and Retail' can be met	The Role and Function Study identifies that Tetbury has an imbalance of workers to jobs and a declining economically active population, which is a threat to the town's economy. However, the study highlights the town's potential for expansion in growth employment sectors. The site allocations community

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TETBURY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	engagement feedback identified the loss of jobs and employment land as a leading local issue. In addition, concern was raised about where the town's increasing population will work. Development of any of the three employment sites would help address the imbalance of jobs to workers. In addition, development of these sites would provide room for the town's growth employment sectors to expand, whilst also making provision for business start ups, which is a goal of the Preferred Development Strategy. The redevelopment of TET_E1 and TET_E4 would help to sustain and protect the employment function of the Priory Industrial Estate and Tetbury Industrial Estate, which is another goal of the Preferred Development Strategy. Furthermore, development of TET_E2 would bring new employment land to Tetbury. Development of either of the residential sites would not involve the loss of any employment land or jobs. Their development would help to address the town's declining economically active population by creating new affordable homes, accessible to a range of ages. Planning policies will be flexible towards changes of use to employment, training and mixed use facilities. Opportunities for home working will also be incorporated into the design of any new development. This will enable young people to take up opportunities within the town and ensure that there is a sufficient economically active population to support the economy. Development of any of the sites would increase the patronage of local shops, services and facilities, helping to improve the town centre's vitality and viability. Each site is located outside the commercial centre boundary and their development would not prejudice the town centre environment and its attractiveness to tourism, which underpins the local economy. The town is located entirely within the AONB, which is recognised within the Strategic Objectives as being contributory to the local economy. The White Report finds that all of the sites have either a medium or medium-low impact. The SHLAA reports that T_31B is Grade 2 agricultural land, although a detailed survey is required to ascertain this. The NPPF states that high grade (Grade 1 - 3a) agricultural land should be protected for its value as best and most versatile quality. A Strategic Objective of the Local Plan is to 'support the

Settlement Evidence Analysis C

TETBURY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	provision of traditional agriculture across the district'. Development of T_31B could therefore have a detrimental impact on the ability of local agriculture to contribute to the economy. In summary, TET_E1, TET_E2, TET_E4, T_24B and T_51, contribute wholly towards achieving the Strategic Objective C 'Economy, Employment and Retail' criteria. Each of these sites should therefore be graded as 'Green'. However, T_31B is Grade 2 agricultural land in productive agricultural use. Its development would have a negative impact on Tetbury's agricultural economy. This site should therefore be graded as 'Amber'.
1) How Local Plan Strategic Objective D 'Housing' can be met	The SHLAA identifies two deliverable residential sites in Tetbury that would collectively deliver 63 dwellings. In addition, the SHLAA Addendum identifies a further site (T_24B, which can deliver 19 more dwellings. Development of any of these sites would create new affordable homes with a mix of housing types and tenures. This would help to create a balanced and inclusive community within the town. In addition, the development of any of the sites would directly address local supply, choice and affordability issues, which would help young people, families and the elderly to remain in the area. The Preferred Development Strategy ranks Tetbury 4th in terms of its social and economic sustainability. Consequently, the town is a sustainable location for new housing. As discussed in detail in Objective E, each site has good accessibility to shops, services and facilities. In addition, development of any of the employment sites would increase the access of the town's existing housing to employment opportunities. None of the sites have been submitted for the purpose of providing land for gypsy and traveller accommodation. However, their development would not prevent the achievement of the district-wide target of providing suitable land in appropriate locations to provide sufficient pitches for gypsy and traveller accommodation and meeting the needs established through the Gypsy and Traveller Accommodation Assessment. The planning application process will ensure that innovative design is encouraged to meet the needs of communities. This will include maximising opportunities for adaptable lifetime homes, independent smaller units for older and younger people, as well as live-work units.

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TETBURY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	Both residential sites would make a positive contribution to further meeting the district's objectively assessed housing need. The Preferred Development Strategy sets a provisional target of 650 new dwellings in Tetbury for the period April 2011 to April 2031. Since April 2011, there has already been a net gain of 738 dwellings that have either been completed or are committed to be built. Although the housing target is subject to change, the initial aim has already been achieved. In summary, although Tetbury's provisional Development Strategy housing target has already been achieved, all of the residential sites fully meet the Strategic Objective D 'Housing' criteria. They should therefore all be graded as 'Green'.
1) How Local Plan Strategic Objective E 'Travel, Transport and Access' can be met 2) Accessibility to facilities, services, employment, education; Walking, cycling, car	The Preferred Development Strategy ranks Tetbury 4th in the district for its level of social and economic sustainability. The Role and Function Study reports that the town centre has 104 retail units, five of which are convenience stores and the town is the main service centre for the south-west of the district. As a whole, the town has excellent access to services, facilities and shops and Tetbury is a sustainable location for new housing and employment development. In terms of each individual site's access to shops, services and facilities, T_51 is located within a 10 minute walk of the town centre and T_31B is just above a 10 minute walk. However, both sites located in the north of the town and are within a 5 minute walk of the large Tesco supermarket. A similar situation exists with the employment sites, which are also all based in the north of the town, with only TET_E1 being under a 10 minute walk of the town centre. The Role and Function Study scores Tetbury with the highest grade for its level of public transport provision. All bus services stop in the town centre but most services also run along London Road, which provides each site with excellent access to a bus service. This is particularly important, as the Role and Function Study identifies the town to have a significant level of out-commuting and in-commuting. The main destinations are North-Wiltshire, Cirencester and Stroud District and the bus services will enable employees to get to and from the proposed employment or housing sites using sustainable travel options.

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TETBURY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	Financial contributions may also be sought as part of any residential development towards sustainable travel options. In addition, development of any of the potential residential or employment sites would increase the patronage of bus services, which would contribute to improving their viability and possibly improving the future level of service provision. Development of any of the potential residential or employment sites would also improve the viability of the town's services and facilities. The Infrastructure Delivery Plan identifies the need for 'social infrastructure', such as improvements to the Dolphin hall and improved library provision. Where a need is identified, contributions could be sought as part of any potential development, improving the wider community's accessibility to these services and facilities. The main employment facilities are located in the north of the town, although a significant amount of retail jobs are located within the town centre. The two proposed residential sites are also located in the north of the town, which would enable the new residents to have excellent walking accessibility to the town's main employment areas. In addition, development of any of the potential employment sites would provide local employment opportunities, which would help to reduce the number of commuter journeys. The north of Tetbury is flat, which is ideal for walking and cycling to and from the town centre. In terms of access to open space, sport and recreational facilities, the Open Space, Sport and Recreation Study identifies that each site is within the catchment area of allotments (although there is limited provision), amenity green space, provision for children and outdoor sports facilities (with the exception of public tennis courts). However, each site has poor access to natural open space, a park or provision for young people. The Preferred Development Strategy aims to resurrect the Sustrans cycle scheme for conversion of the former railway track bed between Tetbury and Kemble into a cycle path. Financial contributions towards sustainable travel options could be secured through the development of either of the potential residential sites, which might help to bring this scheme into action. In summary, each residential site has good accessibility to shops, services and facilities. The employment sites have less accessibility to the town's facilities, although they do have good access to a large supermarket. Each site is served by good public transport provision. Development of any of the sites would have a positive contribution to the level of public transport provision,

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TETBURY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	services and facilities within the town, increasing accessibility of these services for the wider community. As a result, all of the housing and employment sites help to achieve Strategic Objective E and they should all be graded as 'Green'.
1) How Local Plan Strategic Objective F 'Built Environment, Local Distinctiveness, Character and Special Qualities' can be met 2) How the issue of conserving the historic environment can be addressed at a settlement level	The SHLAA (2014) established that none of the residential or employment sites are located within or adjacent to a Historic Park or Garden, National Trust or English Heritage asset, Scheduled Ancient Monument or Historic Battleground. Consequently, development of any of the deliverable sites would not jeopardise the town's built heritage in these respects. However, the whole town is located within the AONB. The Historic Environment Topic Paper (CDC Draft, 2014) sets out the NPPF requirements that should be used to conserve and enhance built heritage. To help protect, manage and enhance the town's distinctive qualities, a landscape study has been undertaken by White Consultants. The landscape study reports that development of T_31B would have a medium impact, due to its location within the AONB, views from a public right of way and its relationship with the wider farmland landscape. However, development of the site would be discrete and would not be visible from Hampton Road or Upton Grove. With regards to the other residential site, T_51 is within the settlement boundary and, although it is not assessed within the White report, the SHLAA identifies that it is not within the setting of a Listed Building or the Conservation Area. The site's redevelopment is likely to have a positive contribution to local amenity space. With regards to the employment sites, a similar situation exists to T_51 with TET_E1 and TET_E4, which are brownfield sites within thE settlement boundary in areas of low quality built environment. However, TET_E2 is a greenfield site that would extend the settlement north into open countryside. Notwithstanding this, the White Report finds that development of this site would have only medium-low impact. The report comments that the site is well screened and has a strong relationship with the buildings to the south and east. The White Report goes on to state that the site "*does not conform to the defined qualities of the* [AONB] *designation*" and that development of this site would give an opportunity to properly address London Road as a gateway without storage areas being apparent. In summary, carefully designed high quality development on any of the deliverable residential or employment sites would be required to maintain and enhance the town's character and built environment. T_31B is the most sensitive of Tetbury's potential development sites with 'Medium' impact. This

Settlement Evidence Analysis C

TETBURY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	site should therefore be graded as 'Amber'. T_51 and each of the other employment sites have 'Low' or 'Medium-low' impact and should be graded as 'Green'. T_24B was not assessed in the White Report. However, the site is a brownfield former employment site surrounded by housing and employment development. It's development is likely to have a low impact on Tetbury's built environment, local distinctiveness, character and special qualities. T_24B should therefore also be graded as 'Green'.
1) How Local Plan Strategic Objective G 'Natural Resources' can be met 2) How natural environment issues can be addressed at a settlement level	The Habitats Regulations Assessment Screening Report (2013) finds that development of any of the sites in Tetbury may have an affect on a European designated conservation site. The nearest sites are North Meadow and Clattinger Farm SAC and Rodborough Common SAC, which lie around 10km away. There would be no direct physical effects or non-physical disturbance associated with construction. However, there may be effects associated with air pollution, interruption to hydrological regimes and increased recreation pressure. More testing is required to determine the level of threat. The SHLAA (2014) established that none of the potential residential or employment sites are located within or adjacent to a Site of Special Scientific Interest, Key Wildlife Site, National Nature Reserve, Local Nature Reserve, Ancient Woodland, wooded area or Regionally Important Geological Site. However, the SHLAA does identify some Tree Preservation Orders on the boundaries of T_31B and TET_E1, which would need to be retained as part of any developments. Part of the Natural Resources Strategic Objective involves '*conserving, managing and enhancing the area's high quality natural environment, including the Cotswold AONB*'. As discussed under Objective F, the White Report found T_31B to have medium landscape impact and the remaining housing and employment sites to have either medium-low or low impact. Whilst the study does not recommend against development, it does highlight some issues that would need to be considered and mitigated against if development were to occur. Planning policies would ensure that new development is built to a high standard to minimise the impact on the landscape. The NPPF directs new development primarily towards brownfield sites. T_51 is brownfield land and is therefore more preferable in this respect than T_31B. With regard to the potential employment sites, TET_E1 and TET_E4 are both brownfield land. However, they are not of the scale of TET_E2 and would not be able to accommodate a large employment development. However, TET_E2 is a greenfield site.

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TETBURY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The Strategic Flood Risk Assessment (Level 2) shows that none of the potential residential or employment sites are within the Environment Agency's Climate Change Flood Zones 3a or 3b. The Sequential Test report (JBA 2014) also found each site to have 'Medium', 'Very Low' or 'Extremely Low' surface water flood risk. Consequently, each site has low flood risk, even in the event of climate change. Planning policies will also ensure that any type of new development would not exacerbate flooding issues in the surrounding areas. In summary, further investigations are required to establish whether any of the residential or employment sites impact on a European designated wildlife site. However, none of the sites directly impact on a site that has been designated for any other type of wildlife conservation or landscape protection, other than the blanket AONB designation that covers Tetbury. In addition, none of the sites are located in an area that has high flood risk. T_31B has medium landscape impact and is greenfield land its development has potential to impact on a European designated wildlife site. T_31B should therefore be graded as 'Red'. T_24B and T_51 are brownfield land with low landscape impact but their development has potential to impact on a European designated wildlife site. These sites should therefore be graded as 'Amber'. With regards to the employment sites, TET_E1 and TET_E4 are both brownfield sites with low impact and should therefore be graded as 'Amber'. TET_E2 is a greenfield site with medium-low impact and the site could potentially impact on a European designated wildlife site. This site should be graded as 'Red'.
1) How Local Plan Objective H 'Infrastructure' can be met	The feedback from the site allocations community engagement (see Appendix A for further details) provides comments relating to the community's infrastructure priorities. High priorities included flooding and run-off issues relating to the development of T_31B, as well as a general increase in congestion and demand on parking infrastructure within the town centre. Concerns were also raised about congestion around the school and the current level of public transport service. Medium priority concerns included the effect the new retirement village would have on the demand for doctors' surgeries, nursing care, the day care centre and Dial-A-Ride facilities. Lower priorities included having high density developments and the need for parking, gardens and green infrastructure. The Infrastructure Delivery Plan - Interim Version (May 2013) (IDP) sets out the infrastructure requirements for Tetbury (also see Appendix D for further details). The interim IDP identifies the need for sports facilities, open space, community centres, libraries, youth support services, education, the ambulance

TETBURY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	and police services, primary and secondary health care, the district wide flood risk management measures, contributions to municipal waste facilities and public transport infrastructure. Significantly, the IDP did not identify any major issues with either the water supply or waste water removal. In addition, none of the sites are on land identified in the Environment Agency's Climate Change Flood Zones 3a or 3b. Consequently, each site has low flood risk, even in the event of climate change. The Open Space, Sport and Recreation Study identifies some social infrastructure requirements. There is a need for new park within the town centre, as well as additional allotments, amenity green space, improvements to facilities that provide for young people and children and a new public tennis court. "Fastershire" aims to bring fibre broadband to 90% of the County's homes by 2016. Additional funding will be required, but this would be a key piece of infrastructure for the town's economic growth. Contributions would be sought as part of any residential development towards the IDP's identified 'infrastructure needs'. The contribution would be set at a level that is proportionate to the scale of the development. In conclusion, taking all infrastructure issues into consideration, any shortfalls in infrastructure provision could be addressed through S106 and CIL contributions at the planning application stage. However, no infrastructure constraints have been identified that would favour or limit the development of any site. Consequently, each residential and employment site should be graded as 'Green'.
1) How the Development Strategy (including Settlement Strategy) can be delivered	The Local Plan Consultation Paper: Preferred Development Strategy (May 2013) sets a provisional delivery target of 650 new dwellings in Tetbury over the period from April 2011 to April 2031. Since April 2011, a net gain of 738 dwellings have either been completed or are committed to be built. The remaining deliverable SHLAA (2014) and the additional deliverable site identified in the SHLAA Addendum (T_24B) have potential to deliver a further 81 dwellings. The SHLAA Viability Report (POS Enterprises, May 2014) sets 7 typologies that each SHLAA site falls within. The residential sites fall within typologies 1 and 2, which were both found to be viable. In addition, both of these typologies remained viable when different scenarios for worsening economic conditions were tested.

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TETBURY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The SELAA (2014) identifies three deliverable employment sites in Tetbury. Development of any of these sites would help to meet the town's future employment need. However, paragraph 6.4 of the SELAA Viability Report states that '*it is unlikely that sites in Tetbury will be viable for employment use by itself. The evidence shows that values are lower there. Moreover, planning consent has been granted after appeal to convert employment land at Quercus Road to residential use because there is no evidence of demand for employment uses.'* Notwithstanding this, paragraph 5.5 of the SELAA Viability Report does comment that '*a number of proposed sites are already partially or wholly serviced and much of this cost has already been written off. This includes the sites which are extensions of existing business or industrial parks.* ' This is the case with TET_E1 and TET_E4. In this instance, the absence of the cost of inputting servicing and the existing access could make these sites viable. However, the report goes on to state that it is likely to be operators who need a building that meets their specific requirements who will take up the development plots. A speculative development that is built for rent or sale is unlikely to be viable. Consequently, until there is a demand for employment facilities in Tetbury, these sites are unlikely to be taken up. Any of the residential or employment sites, if developed, would contribute positively to maintaining the town's position as a 'Town Centre' in the district's retail hierarchy by increasing the patronage of Tetbury's shops and facilities. Contributions could also be sought from any site's development towards other initiatives outlined in the town's Development Strategy. In summary, although the Preferred Development Strategy housing target is only provisional, the total number of dwellings that have been completed or are committed to be built has already exceeded the housing target. The three additional residential sites are viable and deliverable and could further surpass the housing target. These sites should therefore be graded as 'Green'. The employment sites, however, are unlikely to be viable, owing to the lack of demand. These sites should therefore be graded as 'Red'.

Settlement Evidence Analysis C

TETBURY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
1) How traffic and highways issues can be addressed at a settlement level	T_51 is located on the main northbound exit road from town centre and is not reported to have any highway or access issues. In addition, none of the potential employment sites are reported to have a highway or access issue. However, the site allocations community engagement feedback reports an access issue concerning T_31B: "*There are two possible points of access. One is through Lowfield Road, a narrow road with cars parked both sides. The road is particularly overcrowded at peak times with school traffic trying to negotiate past the parked cars. The other option is through Longtree Close, a housing development of some 120 houses. Traffic from an extra 43 houses, using the close as the main thoroughfare, would put pressure on the existing road structure. The other concern that most of the commuter traffic from this site would either use the busy Hampton Street/Long Street junction or use the 20 mph St Mary's Road, which lead past the primary school, as a rat run onto London Road.*" The community say that consideration should be given to creating a new access to Sir William Romney's Secondary school to alleviate traffic congestion on Lowfield Road. On a settlement level, the Site Allocations community engagement feedback identifies a concern that development of any of the residential or employment sites would exacerbate the existing congestion and parking issues in Tetbury. Paragraph 32 of the NPPF sets out that "*Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe*". CDC have commissioned a Transport Assessment which will inform the emerging Local Plan to fully identify any highway issues at a strategic level. In summary, each potential employment site, as well as T_24B and T_51 should be given a 'Green' grade as no highway / traffic issues have been identified. T_31A should be graded as 'Amber' as there is a highway issue relating to parked cars and congestions around the school. However, it is likely that this issue could be overcome through design and mitigation measures.
1) Other Potential Designations / uses / allocation	N/A

C Settlement Evidence Analysis

C.17 Willersey

C.20 Sites assessed:

- W_1A
- W_1B
- W_4A
- W_4B
- W_5
- W_7A (WIL_E1C)
- W_8A
- W_8B
- W_9
- W_10

WILLERSEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
1) How Local Plan Objective A 'Communities' can be met	The Preferred Development Strategy sets a provisional target of 50 new dwellings within Willersey over the Local Plan period from 2011-2031. A large proportion of these dwellings would be affordable homes with a mix of housing types and tenures, which would help to create a balanced and inclusive village community. In addition, development of these sites would address local supply, choice and affordability issues, which would also help young people and families to stay in their local area, as well as enabling the village to adapt to the needs of the elderly. In so doing, development of this site would contribute towards tackling social exclusion and deprivation. The planning application process will also ensure that the development of any of the sites would be designed to reduce crime and improve the recreational and cultural offer. Willersey and its surrounds has a thriving employment provision and the development of any of the potential residential sites would improve the ability of locally employed people to live close to their workplace. In addition, the SELAA identifies 1 deliverable employment site in Willersey. Although this has an area of 3.95 ha, it would be a mixed use site with only a small portion being allocated for employment purposes. The site is referenced as WIL_E1C in the SELAA and its development would further improve local access to employment opportunities. The Preferred Development Strategy comments that Willersey is ranked 9th in terms of its social and economic sustainability. This issue is discussed in more detail in Objective E, but each residential and employment site has good access to services and facilities.

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WILLERSEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The site allocations community engagement feedback sets out the community's priorities and needs. Contributions could be secured through the development of any of the residential sites to help achieve many of their ambitions. In addition, an increased number of houses or employment facilities would increase the 'critical mass' of the village, which would contribute towards enabling services and facilities within the village to become more viable and remain open. Consequently, apart from W_1A, development of any of the potential residential or employment sites would help to maintain and improve access to services and facilities within the village. However, the development of W_1A would result in the loss of Willersey's garage, which is an important local community facility, and would make the village a less sustainable place to locate new residential development. In summary, the development of W_1A would lose an important community facility and this site should therefore be graded as 'Red'. However, development of an of the other deliverable residential sites would help to meet the Council's 'Communities' Strategic Objective, in particular, meeting local housing needs, including the need for affordable housing and different housing types and tenures. The remaining residential sites and the employment site should therefore all be graded as 'Green'.
1) How Local Plan Strategic Objective B 'Addressing Environmental Sustainability' can be met	The Strategic Flood Risk Assessment (Level 2) shows none of the potential residential or employment sites to be within the Environment Agency's Climate Change Flood Zones 3a or 3b. However, W_9 has been identified as being at 'high' risk of surface water flooding within the Sequential Test Report and W_8A has a 'medium' risk of surface water flooding. Apart from W_9 and W_8A, each site has low flood risk, even in the event of climate change. Planning policies will also ensure that any type of new development would not exacerbate flooding issues in the surrounding areas. As discussed in Objective E, the residential or employment sites have good access to services and facilities and their development would contribute to giving local people and the village's workforce the opportunity to live close to their workplace. The Role & Function Study scored Willersey with the highest grade for its level of public transport provision. All services can be accessed from the village centre, which is within a 5 minute walk of each site.

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WILLERSEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The planning application process will ensure that all developments minimise the amount of waste produced, whilst maximising the use of sustainable building materials, recycling, and low carbon and renewable energy solutions. New developments will also have to meet set standards for achieving a low dependence on natural resources, including water. In addition, planning policies will also ensure new developments are designed to cope with climate change, including storm events and hotter weather. Furthermore, the planning application process will ensure that regard is paid to the Gloucestershire Waste Minimisation in Development Projects SPD. Financial contributions could also be sourced at the planning application stage towards improving local sustainable transport options. Paragraph 111 of the NPPF directs new development primarily towards brownfield land, provided that they are not of high environmental value. However, only W_1A and W_1B, which have a combined capacity of 5 dwellings, are brownfield land. In addition, there are no deliverable brownfield employment sites within the village. Greenfield development would therefore be needed to achieve the housing and employment targets. In summary, each potential residential and employment site is in a sustainable location, with good access to sustainable transport options, services and facilities. W_9 has surface water flood risk issues. However, the remaining sites are not within an area at high risk of flooding. In addition, development of any of the sites would improve the ability of local people and employees to live close to their workplace. Each site would be built to standards for low energy consumption, reliance on natural resources and would be able to adapt to climate change. There are a lack of deliverable brownfield sites within the village and some development on greenfield land will be required. Due to flood risk limitations, W_9 should be graded as 'Red' and W_8A should be graded as 'Amber'. Development of any of the other deliverable residential sites or the employment site would contribute positively towards achieving the 'Addressing Environmental Sustainability' Strategic Objective and they should all be graded as 'Green'.
1) How Local Plan Strategic Objective C 'Economy, Employment & Retail' can be met	The Role & Function Study identifies that Willersey and the surrounding area have a significant number of jobs and a strong employment role. However, the village has a lower than average and declining economically active population. Moreover, Willersey is reported to be one of the six settlements in the district where the impact of a declining economically active people is most extreme.

Settlement Evidence Analysis C

WILLERSEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	Development of the potential employment site (WIL_E1C) would provide local employment opportunities within the village. In addition, new employment land is likely to attract new or expanding businesses to the area. This is particularly important given the problem identified in the Role & Function Study, where a high proportion of the local economy is based around declining employment sectors. The site should therefore be graded as 'Green' against this objective. The site allocations community engagement feedback identifies the community's desire for a new shop. As discussed under Objective A, development of any of the sites would increase the critical mass of the village to allow services and facilities within the village, such as a shop, to become more viable. Apart from W_1A, the development of any of the residential sites would not involve the loss of any employment land or jobs. However, W_1A is currently used as a garage and its loss would reduce the level of local employment opportunities. Notwithstanding this, development of any of the residential sites would create new affordable homes, which would attract new economically active people to the village. Planning policies will be flexible towards changes of use to employment, training and mixed use facilities. Opportunities for home working will also be incorporated into the design of any new development. This will enable young people to take up opportunities within the village and ensure that there is sufficient economically active people to support the economy. The AONB is recognised within Strategic Objective C as being contributory to the local economy and also forms a large part of why tourists are attracted to the area. W_5, W_8B and W_8A are all located within the AONB and they are all assessed within the White Report as having medium impact. W_10, which did not form part of the White Report, is also within the AONB and is in the setting of a Listed Building. Consequently, development of this site is also likely to have an impact on the AONB. The SHLAA reports that W_4A, W_4B, W_5, W_7A, W_8A, W_8B, W_9 and W_10 are all Grade 3 agricultural land, although a detailed survey is required to establish their exact agricultural quality. These sites are also all within productive agricultural use. The NPPF states that higher grade agricultural land should be protected for its best and most versatile land value where there are alternative lower grade sites. A Strategic Objective of the Local Plan is to 'support the provision of traditional agriculture across the district'. Development of any of these sites would therefore have a negative impact on the ability of local agriculture to contribute towards Willersey's economy.

C Settlement Evidence Analysis

WILLERSEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	In summary, only W_1B fully meets the Strategic Objective C 'Economy, Employment & Retail' criteria. This site should therefore be graded as 'Green'. The redevelopment of W_1A would involve the loss of a garage, which currently provides local jobs and acts to serve the local economy with a key piece of infrastructure. This site should therefore be graded as 'Amber'. In addition, W_4A, W_4B, W_5, W_7A, W_8A, W_8B, W_9 and W_10 are all Grade 3 agricultural land, although a detailed survey is required to establish their exact agricultural quality. However, all of these sites are in productive agricultural use and their loss would have a negative impact on Willersey's agricultural economy. Apart from W_10, these sites should all also be graded as 'Amber'. In addition to W_10's value to the agricultural economy, its development is also likely to have an adverse impact on the AONB and a significant negative impact on the village's tourist economy. This site should therefore be graded as 'Red'.
1) How Local Plan Strategic Objective D 'Housing' can be met	Development of any of the residential sites would create new affordable homes with a mix of housing types and tenures. This would help to create a balanced and inclusive community within the village. In addition, the development of any of the sites would directly address local supply, choice and affordability issues, which would help young people, families and the elderly to remain in the area. The Preferred Development Strategy ranks Willersey 9th in the district in terms of its social and economic sustainability. Consequently, the village is a sustainable location for new housing. As discussed in detail in Objective E, each site has good accessibility to shops, services and facilities. In addition, development of the employment site would increase the access of the village's existing housing to employment opportunities. None of the sites have been submitted for the purpose of providing land for gypsy and traveller accommodation. However, their development would not prevent the achievement of the district-wide target of providing suitable land in appropriate locations to provide sufficient pitches for gypsy and traveller accommodation and meeting the needs established through the Gypsy and Traveller Accommodation Assessment. The planning application process will ensure that innovative design is encouraged to meet the needs of communities. This will include maximising opportunities for adaptable lifetime homes, independent smaller units for older and younger people, as well as live-work units.

Settlement Evidence Analysis C

WILLERSEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	Each residential site would make a positive contribution to meeting the district's objectively assessed housing need. The Preferred Development Strategy sets a provisional target of 50 new dwellings in Willersey for the period April 2011 to April 2031. Since April 2011, there has been a net gain of 3 dwellings that have either been completed or have planning permission. A further 47 dwellings would be required from one or more of the potential residential sites to meet the provisional housing target. In summary, each residential site is equally capable of contributing to meet the housing target and they all fully meet the Strategic Objective D 'Housing' criteria. Each site should therefore be graded as 'Green'. In addition, development of the employment site would help to improve the access of Willersey's existing housing to employment facilities. WIL_E1C should therefore also be graded as 'Green'.
1) How Local Plan Strategic Objective E 'Travel, Transport & Access' can be met 2) Accessibility to facilities, services, employment, education; Walking, cycling, car	The Preferred Development Strategy ranks Willersey 9th in the district for its level of social and economic sustainability, although planning permission has recently been granted to convert the village shop into a dwelling. Notwithstanding this, the Role & Function Study reports that the village has 11 (now 10) of the 18 services and facilities that each settlement was scored against. However, the village is located 2 miles from Broadway and 3 miles from Chipping Campden, where the majority of services not located in Willersey can be accessed. The village and its surround area also has a particularly strong employment provision with good access to job opportunities. Consequently, the village is a sustainable location for new housing. In terms of each individual sites' access to services and facilities, the village is relatively small in geographic terms and each site is within a 5 minute walk of the village centre, where the majority of services and facilities are located. Development of any of the potential residential or employment sites would also improve the viability of the village's services and facilities. The Infrastructure Delivery Plan identifies the need for 'social infrastructure', such as improvements to the local primary and secondary health care provision. Where a need is identified, contributions could be sought as part of any potential development, improving the wider community's access to these services and facilities. The Role & Function Study scores Willersey with the highest grade for its level of public transport provision. All bus services stop in the village centre and each potential residential or employment site has excellent access to

C Settlement Evidence Analysis

WILLERSEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	sustainable transport options. This is particularly important as the village has a strong employment provision and receives a substantial level of in-commuting, particularly from Wychavon and Stratford-upon-Avon. A good bus service will encourage those who do need to commute to use the bus to travel to work. Financial contributions may also be sought as part of any residential development towards sustainable travel options. In addition, development of any of the potential residential or employment sites would increase the patronage of bus services, which would contribute to improving their viability and possibly improving the future level of service provision. The main employment facilities are located in the north of the village, although a significant amount of other local employment provision is located in Western Sub-Edge and the surrounds. The village's employment facilities have excellent walking accessibility to each site, with W_4A, W_4B, W_7A, W_8A and W_9 being within a 5 minute walk of Willersey Industrial Estate being and the remaining sites being within a 10 minute walk. Development of the potential employment site would provide additional local employment opportunities, which would give local people the opportunity to live close to their workplace, reducing the need for commuting. The village and the surrounding land is flat, which is ideal for walking and cycling. However, the site allocations community engagement feedback comments that the B4632 and Collin Lane are busy roads that create a barrier between the north and south of the village. This would become more apparent if any of the sites to the north of these roads were to be developed. Financial contributions may be sought as part of the development of any of the potential sites to help improve the crossing of these roads, which would improve walking accessibility within the village. W_8A is reported in the community feedback to have poor walking accessibility to the village centre. However, there is a public right of way through Hays Close, which connects the site directly with the village centre, avoiding the route along Collin Lane. Again, contributions could be sought as part of the development of this site to improve the pedestrian and cycling provision along the public right of way. The remaining sites are said to have excellent walking and cycling accessibility. In terms of access to open space, sport and recreational facilities, the Open Space, Sport & Recreation Study identifies that each site is within the catchment area of allotments, amenity green space, a park, provision for children and outdoor sports facilities. However, each site has limited access to natural open

WILLERSEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	space and poor access to facilities for young people. Development of any of the sites could help to generate funds to improve the gaps in open space, sport and recreational facility provision. In summary, each residential site has good accessibility to services, facilities and a good level of public transport, which would become more viable through the development of any of the sites. Each site is also accessible to employment opportunities. The village has excellent walking and cycling accessibility, although the B_4632 and Collin Lane currently present a barrier between the north and south of the settlement. Development of any of the sites could help to generate funds to improve the gaps in open space, sport and recreational facility provision, as well as contribute towards improving local sustainable travel options. In conclusion, development of any of the sites would have a positive impact on achieving the 'Travel, Transport & Access' as well as improving accessibility within the village. Each site should therefore be graded as 'Green'.
1) How Local Plan Strategic Objective F 'Built Environment, Local Distinctiveness, Character & Special Qualities' can be met 2) How the issue of conserving the historic environment can be addressed at a settlement level	The SHLAA (2014) established that none of the residential or employment sites are located within or adjacent to a Historic Park or Garden, National Trust or English Heritage asset, Scheduled Ancient Monument or Historic Battleground. Consequently, development of any of the deliverable sites would not jeopardise the village's built heritage in these respects. W_1A and W_1B are within Willersey's sensitive Conservation Area and are also in the setting of several Listed Buildings. Although this does not preclude their development entirely, it does present a considerable constraint. Notwithstanding this, planning policies would ensure that any development maintains and improves the setting of the Conservation and Listed Buildings, so there may be an opportunity to add value to the village's built environment through the development of these sites. The Historic Environment Topic Paper (CDC Draft, 2014) sets out the NPPF requirements that should be used to conserve and enhance built heritage. To help protect, manage and enhance the village's distinctive qualities, a landscape study has been undertaken by White Consultants. The White Report comments that the village's relationship with the surrounding landscape is negatively affected by the 'modern' village edges. However, one of Willersey's positive attributes is its setting at the foot of the Cotswold Scarp and the surrounding open countryside. While development of a small part of W_4, W_4B, W_5, W_8A and W_8B may have some limited benefit in improving

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WILLERSEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	the edge of the village, it would come at the cost of developing in a highly sensitive part of the landscape, which is important to the setting of the village and contributes greatly to its character. W_10 is within the setting of the Willersey's Conservation Area but is in a highly sensitive and historic part of the village. The site is also located within the AONB. Conversely, W_7A / WIL_E1A is the site where development would have least impact The SHLAA identifies that W_7A / WIL_E1A is adjacent to an existing industrial estate. Furthermore, the SHLAA comments that development with high design quality and good screening could improve this edge of the village. In addition, the White Report found this site to have the joint lowest impact of all of the sites. In summary, none of the residential or employment sites are located within or adjacent to a Historic Park or Garden, National Trust or English Heritage asset, Scheduled Ancient Monument or Historic Battleground. W_1A and W_1B are within Willersey's Conservation Area and are also in the setting of several Listed Buildings and they should both be graded as 'Amber'. W_10 is a greenfield site in a historic part of the village that is within the AONB and adjacent to Willersey's Conservation Area. It's development is likely to have a high impact and the site should be graded as 'Red'. W_4A, W_4B, W_5, W_8A, W_8B and W_9 are all greenfield sites that contribute to the setting of Willersey. These sites should therefore also be graded as 'Amber'. There is an opportunity to improve the edge of Willersey with new development on W_7A / WIL_E1A, which is a well-screened location that would have lower impact. Consequently, this site should be graded as 'Green'.
1) How Local Plan Strategic Objective G 'Natural Resources' can be met 2) How natural environment issues can be addressed at a settlement level	The Habitats Regulations Assessment Screening Report (2013) finds that development of each site in Willersey may have an affect on a European designated conservation site. The nearest sites are Dixton Wood SAC and Bredon Hill SAC, which lie between 10-15km away. There would be no direct physical effects or non-physical disturbance associated with construction. However, there may be effects associated with air pollution, interruption to hydrological regimes and increased recreation pressure could also be experienced. More testing is required to calculate the level of threat. The SHLAA (2014) established that none of the potential residential or employment sites are located within or adjacent to a Site of Special Scientific Interest, Key Wildlife Site, National Nature Reserve, Local Nature Reserve,

Settlement Evidence Analysis C

WILLERSEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	Ancient Woodland, wooded area or Regionally Important Geological Site. However, the White Report found W_4(A) to have a small watercourse along the eastern boundary, which has some biodiversity value. In addition, W_9 has a similar issue with a watercourse along the eastern and western boundaries. W_1A, W_1B, W_5, W_8A, W_8B and W_10 are all located within the AONB. The remaining sites have views from the AONB, although W_7A / WIL_E1C is most most screened from these views. Planning policies would ensure that new development is built to a high standard to minimise the impact on the landscape and the built environment. The White Report finds that development of W_8A would have a high-medium impact. The site has ridge and furrow and a public right of way along the southern boundary and is said to have the most attractive intrinsic qualities of the village's western edge of settlement sites. W_9 is also said to have high-medium impact due to the public right of way along two boundaries and the watercourse along the eastern and western boundaries. W_10 is also assessed as having a high impact due to its location on the rising scarp slopes, the location next to a linear village edge which characterises the settlement, and proximity to Willersey House. Housing on the site would be out of character with the village Conservation Area. W_8B has been evaluated as having medium landscape impact due to its location within the AONB, public right of way to the north and the lack of a vegetated boundary to the west. W_5 is also said to have a medium impact, again, due to its location within the AONB with long views over open farmland and from the Cotswold escarpment. Its development would also contribute to ribbon development along Leamington Road. W_4A and W_4B have been evaluated as having a medium-low impact as it is well screened from the AONB. W_7A / WIL_E1C also has a medium-low impact, owing to it not being within the AONB. The site has good existing screening and is adjacent to an industrial. W_1A and W_1B are within the village boundary and were consequently not assessed within the White Report. However, both sites are located within Willersey's sensitive Conservation Area and are also in the setting of several Listed Buildings. This does not preclude development entirely but this is a considerable constraint.

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WILLERSEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	The NPPF directs new development primarily towards brownfield sites. Only W_1A and W_1B are brownfield land and these sites could only collectively deliver 5 dwellings. Consequently, greenfield land would be needed to deliver Willersey's Development Strategy. The Strategic Flood Risk Assessment (Level 2) shows none of the potential residential or employment sites to be within the Environment Agency's Climate Change Flood Zones 3a or 3b. However, W_9 has been identified as being at 'high' risk of surface water flooding within the Sequential Test Report and W_8A has a 'medium' risk of surface water flooding. Apart from W_9 and W_8A, each site has low flood risk, even in the event of climate change. Planning policies will also ensure that any type of new development would not exacerbate flooding issues in the surrounding areas. In summary, further investigations are required to establish whether any of the residential or employment sites impact on a European designated wildlife site. W_1A, W_1B, W_5, W_8A, W_8B and W_10 are all located within the AONB. However, none of the potential residential or employment sites are located within or adjacent to an site designated for wildlife conservation, although W_4 and W_9 have potential biodiversity constraints. W_9 has high risk of surface water flooding and W_8A has medium risk. None of the remaining sites are located in an area that is at risk of flooding. W_1A and W_1B are both brownfield land and have lowest impact on natural resources and should therefore be graded as 'Amber'. The White Report finds that development of W_10 and W_8A would have a high and high-medium impact respectively and these sites should therefore be graded as 'Red'. The development of W_5, W_8B, W_9 would all have a medium impact, in addition to the potential impact on a European designated wildlife site. These sites should therefore also be graded as 'Red', whilst the development of W_4A, W_4B and W_7A / WIL_E1C would have medium-low impact and should be graded as 'Amber'.
1) How Local Plan Strategic Objective H 'Infrastructure' can be met	The feedback from the site allocations community engagement (see Appendix A for further details) provides comments relating to the community's infrastructure priorities. High priority physical infrastructure concerns involved new development having adequate provisions for drainage and sewage services, as well as safeguards against flooding. With regard to social infrastructure, high priorities included additional primary school capacity (although it is said that the existing school cannot expend), increased health provision, including additional and improved GP facilities and good quality

WILLERSEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	health-care, and a new local shop upon the sale of the current one. Medium priorities included concerns about whether the village hall could cope with an increased demand, as well as over capacity of the mother and toddler group and additional capacity needed within the cemetery. The Infrastructure Delivery Plan - Interim Version (May 2013) (IDP) sets out the infrastructure requirements for Willersey (also see Appendix D for further details). The interim IDP identifies the need for sports facilities, open space, community centres, libraries, youth support services, education, the ambulance and police services, primary and secondary health care, the district wide flood risk management measures, contributions to municipal waste facilities and public transport infrastructure. The Broadway primary substation has ample capacity to accommodate the 50 proposed dwellings. In addition, the Strategic Flood Risk Assessment (Level 2) shows none of the potential residential or employment sites to be within the Environment Agency's Climate Change Flood Zones 3a or 3b. However, W_9 has been identified as being at 'high' risk of surface water flooding within the Sequential Test Report and W_8A has a 'medium' risk of surface water flooding. Apart from W_9 and W_8A, each site has low flood risk, even in the event of climate change. Planning policies will also ensure that any type of new development would not exacerbate flooding issues in the surrounding areas. The Open Space, Sport & Recreation Study identifies some social infrastructure requirements. There is a need for new pocket park or additional natural open space. In addition, the study recommends consideration of a mobile skate park and permanent facilities for young people in the longer term. "Fastershire" aims to bring fibre broadband to 90% of the County's homes by 2016. Additional funding will be required, but this would be a key piece of infrastructure for the village's economic growth. Contributions would be sought as part of development of any of the residential sites towards the IDP's identified 'infrastructure needs'. The contribution would be set at a level that is proportionate to the scale of the development. In conclusion, taking all infrastructure issues into consideration, any shortfalls in infrastructure provision could be addressed through S106 and CIL contributions at the planning application stage. However, no infrastructure constraints have been identified that would favour or limit the development of any site. Consequently, each residential and employment site should be graded as 'Green'.

C Settlement Evidence Analysis

WILLERSEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
1) How the Development Strategy (including Settlement Strategy) can be delivered	The Local Plan Consultation Paper: Preferred Development Strategy (May 2013) sets a provisional delivery target of 50 new dwellings in Willersey over the period from April 2011 to April 2031. Since April 2011, a net gain of 3 dwellings have either been completed or currently have planning permission. The SHLAA (2014) identifies 7 deliverable residential sites within the village, which have potential to collectively deliver 193 dwellings. These sites formed part of the site allocation community engagement in March 2014. In addition, 2 further potential sites with a combined capacity of about 23 dwellings were identified after the site allocations community engagement events took place. The SHLAA Viability Report (POS Enterprises, May 2014) sets 7 typologies that each residential site falls within. The sites within Willersey all fall within typologies 1 and 4, which were both found to be viable. In addition, both of these typologies remained viable when different scenarios for worsening economic conditions were tested. The SELAA (2014) identifies 1 deliverable employment site in Willersey. Development of this sites would help to meet the village's future employment need. The SELAA Viability Report explains that the majority of employment sites within the district are not viable when using a residual valuation model. However, employment developments do occur and this can be for a number of reasons. Paragraph 5.1 of the report sets out that "*in rural areas and small towns, building and infrastructure specifications are often lower and hence cheaper to provide... For instance a half hectare site on a quiet road in a rural location may only require a single access and a visibility splay whereas a larger, more prominent, site might need a length of spine road and a roundabout or signalised junction. So, overall development costs can be much lower*". Paragraph 5.5 goes onto state that "*a number of proposed sites are already partially or wholly serviced and much of this cost has already been written off. This includes the sites which are extensions of existing business or industrial parks*". This is the case for the development of WIL_E1C, which would be an extension to Willersey Industrial Estate. Notwithstanding this, as part of a mixed use development, the new buildings would be close to residential units. This may limit the type of development to B1 (Office) uses, which are less viable. The Preferred Development Strategy has some aims that are not directly linked to residential or employment development, but may indirectly benefit from any of the sites' development. For example, if developed, each site would contribute

WILLERSEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	positively to improving bus links to Chipping Campden, as well as helping to support Chipping Campden in serving the needs of communities in the northernmost part of the District. As previously mentioned, increasing the number of dwellings in Willersey would increase the viability of the village's services and facilities, including the bus service. Contributions may also be sought as part of any residential development towards sustainable transport options, such as improvements to bus facilities. In addition, none of the sites' development would jeopardise existing uses at Willersey Industrial Estate. In summary, although the Preferred Development Strategy housing target is only provisional, there is sufficient capacity within the potential sites to meet the Development Strategy's housing and employment targets. The development of any of the sites would also help to indirectly to achieve other goals within th Development Strategy. The residential sites are all viable and should be graded as 'Green'. However, it is unsure whether the employment site would be viable and WIL_E1C should be graded as 'Amber'.
1) How traffic & highways issues can be addressed at a settlement level	The SHLAA identifies a potential access issue on W_7A / WIL_E1C whereby the access from the site onto the B4632 has poor visibility, as the road is on a bend with a tall hedge obscuring views. Access through the industrial estate would be very difficult to achieve. In addition, the community engagement feedback adds that the pedestrian and cycle access to this site is below standard and would require improvements, particularly at the crossing of the B4632. Despite this, the size of the site means that there is scope to provide new crossing facilities and improve the visibility of the access through mitigation measures. The SHLAA also identifies an access issue with W_1B, as the site is currently accessed via the social club car park. This is a highly sensitive location within the Conservation Area and within the setting of a number of Listed Buildings. Developing a new access would be extremely problematic. The community engagement feedback comments that W_4A has poor visibility at its access onto Collin Lane due the presence of a tall hedge. Again, the site is of a size where mitigation measures could be used to improve the visibility at the site's access. The community also comments that an access issue exists with W_4B. The site does not connect directly with Collin Lane and would need W_4A to be developed to achieve this. However, the alternative access through The Quinery is very narrow and has a 3.5 metre wide bridge over the brook. In addition, the

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WILLERSEY - ANALYSIS OF EVIDENCE	
Criteria	**Interpretation / Analysis**
	community comment that there are many parked cars along The Quinery and the junction with Badsey Lane is congested. This issue is also experienced with the development of W_9. Further investigations are needed to establish the level of access through The Quinery. However, it may be the case that the only suitable way of accessing these sites would be via Collin Lane. Paragraph 32 of the NPPF sets out that "*Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe*". CDC have commissioned a Transport Assessment which will inform the emerging Local Plan to fully identify any highway issues at a strategic level. In summary, it is clear that mitigation measures could be employed on W_7A / WIL_E1C and W_4A. These sites should therefore be graded as 'Amber'. However, W_4B, W_9 and W_1A/B have all got access issues that would be difficult to overcome and should therefore be graded as 'Red'. No access or highway issues have been identified on any of the remaining sites, which should all be graded as 'Green'.
1) Other Potential Designations / uses / allocation	N/A

Appendix D Infrastructure and Community Benefits

D.1 This Appendix sets out the infrastructure needs and requirements for each of the 18 settlements in order for the scale of development proposed in the *Local Plan: Preferred Development Strategy Consultation Paper May 2013* to be accommodated. The main source of evidence is the *Infrastructure Delivery Plan - Interim Report 2013*. However, this has been supplemented in some cases by the findings and evidence gathered through the Community Engagement work on local plan site allocations to give an indication of priority. An update to the IDP will be prepared to accompany the full Draft Local Plan.

D.1 Andoversford

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? – indicated through Community engagement
Community Centres: • 30sqm of additional space required at an estimated cost of £44,505	Identified in IDP for provision through S106 or CIL	
Library Contributions: • Estimated capital cost towards library services of £20,976	Identified in IDP for provision through S106 or CIL	
Youth Support Services Provision: • Estimated increased youth population of 184, cost of services over an 8 year period of £13,440	Identified in IDP for provision through S106 or CIL	
Education: • 3 Early year's care places are required per 100 qualifying dwellings, costing £7,000 each. • 25 primary school places are required per 100 qualifying dwellings. • 18 secondary school places are required per 100 qualifying dwellings for 11-16 yrs only • 7.2 further education places will be required per 100 qualifying dwellings for 17 and 18 yrs.	Identified in IDP for provision through S106 or CIL	High Priority- Cotswold School is already at capacity, expansion would be required
Ambulance Service: • Investment in a public access defibrillator is required.	Identified in IDP for provision through S106 or CIL	

D Infrastructure and Community Benefits

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? – indicated through Community engagement
Fire and Rescue: • No additional investment identified at this time, although prevention measures in the development's design should be implemented.	Design Policy in Local Plan	
Police Services: • Contribution of approximately £63 per dwelling towards infrastructure and police officers	Identified in IDP for provision through S106 or CIL	
Primary Healthcare: • Proposed development would require an additional 0.1 of a GP at an estimated cost of £26,343 • Estimated need of an additional 0.1 of a dentist at a capital cost of £20,930	Identified in IDP for provision through S106 or CIL Refer to in Settlement Strategy	
Secondary Healthcare: • Extra demand for general and acute beds identified, a need of 0.3 of a bed at an estimated cost of £27, 839	Identified in IDP for provision through S106 or CIL	
Energy: • Electricity- Connections for new developments from existing infrastructure can be provided subject to cost and timescale. • Gas- Further investigation is required by Wales and West Utilities as it appears Andoversford has never been supplied with gas. If that is the case, significant infrastructure will need to be established to support the proposed development	Identified in IDP to be funded by site developer	
Flood and Water: • Development sites are within flood zone 3	Identified in IDP for provision through S106 or CIL	High Priority- The proposed site A_2 is known to flood,

Infrastructure and Community Benefits D

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? – indicated through Community engagement
• No significant issues expected with either water supply or waste water removal • Contribution towards district wide flood risk management measures of approximately £1,000 per dwelling		therefore flood alleviation would be needed before any development takes place High Priority- If proposed site A_2 is developed there are concerns that due to a lack of water absorption- lower parts of the village may then be at risk of flooding. High Priority- The existing sewage pumping station is almost at capacity. Medium Priority- There are natural spings on site A_2 there is a concern that if these are diverted they will come through elsewhere.
Information and Communications Technology: • "Fastershire" aims to bring fibre broadband to 90% of the County's homes by 2016. Additional funding will be required	Identified in IDP Can be included in Settlement Strategy	
Open Space: • Recommended local standard of 0.4ha per 1000 population should be provided for recreational use. • For new development a standard of 2ha per 1000 population is suggested for natural open space.	Refer to in settlement strategy Provision of open space will be a policy in the Local Plan	

D Infrastructure and Community Benefits

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? – indicated through Community engagement
Sports Facilities: • Proposed development would require a contribution of £33,213 towards sports hall facilities. • Proposed development would require a contribution of £26,434 towards swimming pool facilities. • 3.28ha should be provided per 1000 population for all forms of outdoor sports activities	Refer to in settlement strategy Provision of sports facilities will be a policy within the Local Plan	
Transport: • Full Transport Assessments and Travel plans will be required for the majority of planning applications. • Accessibility modelling will be required to demonstrate how well the developments fit with access to local services. • Contributions towards public transport infrastructure may be necessary at detailed stage.	Refer to in settlement strategy. Already included in Local Transport Plan (LTP3), ensure is included in LTP4. Can also be a development management policy in Local Plan.	Medium Priority- There is already concern regarding the number of vehicles using the Gloucester Road- any further development would exacerbate this problem
Waste: • Based on projected increases in Municipal Solid Waste and other waste streams, there is an on-going need to develop new waste facilities in the county. Contributions will be assessed at a more detailed stage.	Identified in IDP Liaise with GCC regarding the Waste Plan.	
Employment:		Medium Priority - Few employment opportunities available in the area at the present time.
Light Pollution:		Medium Priority- Apart from the newer developments there is no street lighting in Andoversford and the

Infrastructure and Community Benefits D

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? – indicated through Community engagement
		residents prefer it that way. A new development would have to provide street lighting- hence light pollution.

D Infrastructure and Community Benefits

D.2 Blockley

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? – indicated through Community engagement
Community Centres: • 20sqm of additional space required at an estimated cost of £30,597	Identified in IDP for provision through S106 or CIL	
Library Contributions: • Estimated capital cost towards library services of £14,421	Identified in IDP for provision through S106 or CIL	
Youth Support Services Provision: • Estimated increased youth population of 127, cost of services over 8 year period of £9,240	Identified in IDP for provision through S106 or CIL	
Education: • 3 Early year's care places are required per 100 qualifying dwellings, costing £7,000 each. • 25 primary school places are required per 100 dwellings. • 18 secondary school places are required per 100 qualifying dwellings for 11-16 yrs only • 7.2 further education places will be required per 100 qualifying dwellings for 17 and yrs	Identified in IDP for provision through S106 or CIL	Medium Priority- Safe access to the school raised as a concern especially in relation to some of the proposed sites.
Ambulance Service: • Investment in a public access defibrillator is required	Identified in IDP for provision through S106 or CIL	
Fire and Rescue: • No additional investment identified at this time, although prevention measures in the development's design should be implemented.	Design Policy in Local Plan	
Police Services: • Contribution of approximately £63 per dwelling towards infrastructure and police officers	Identified in IDP for provision through S106 or CIL	
Primary Healthcare:	Identified in IDP for provision through S106 or CIL Refer to in Settlement Strategy	Medium Priority- For parts of the village there is poor GP provision with only part time cover.

Infrastructure and Community Benefits D

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? – indicated through Community engagement
• Proposed development would require an additional 0.1 of a GP at an estimated cost of £18,111 • Estimated need of an additional 0.1 of a dentist at a capital cost of £14,389		
Secondary Healthcare: • Extra demand for General and acute beds, identified a need of 0.2 of a bed at an estimated cost of £19,139	Identified in IDP for provision through S106 or CIL	
Energy: • Electricity- Broadway substation could serve the proposed development. Planned reinforcement of Moreton substation in 2013 has to take place before development can proceed. • Gas- Site reference BK_11 currently has Medium Pressure assets in the ground onsite. This will need to be diverted at cost to ensure that there are no gas assets under buildings	Identified in IDP to be funded by site developer.	
Flood and Water: • Development sites have no significant flood risk. • No significant issues expected with either water supply or waste water removal • Contribution towards District Wide flood risk management measures of approx £1000 per dwelling.	Identified in IDP for provision through S106 or CIL	Medium Priority- Capacity of the sewage system questioned and should be investigated before further development within the village takes place.
Information and Communications Technology: • " Fastershire" aims to bring fibre broadband to 90% of the County's homes by 2016. Additional funding will be required.	Identified in IDP Can be included in Settlement Strategy	
Open Space:	Identified in IDP, refer to in settlement strategy.	High Priority- The community allotments are used to full

D Infrastructure and Community Benefits

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? – indicated through Community engagement
• Recommended local standard of 0.4ha per 1000 population should be provided for recreational use. • For new development a standard of 2ha per 1000 population is suggested for natural open space.	Provision of open space will be a policy in the Local Plan.	advantage by a wide cross section of the community and should be protected.
Sports Facilities: • Proposed development would require contribution of £22,834 towards sports hall facilities. • Proposed development would require contribution of £18,173 towards swimming pool facilities • 3.28ha should be provided per 1000 population for all forms of outdoor sports activities	Identified in IDP, refer to in settlement strategy. Provision of sports facilities will be a policy within the Local Plan.	
Transport: • Full Transport Assessments and Travel plans will be required for the majority of planning applications. • Accessibility modelling will be required to demonstrate how well the developments fit with access to local services. • Contributions towards public transport infrastructure may be necessary at detailed stage.	Refer to in settlement strategy. Already included in Local Transport Plan (LTP3), ensure is included in LTP4. Can also be a development management policy in Local Plan.	High Priority- There are highway and road safety concerns especially concerning the Draycott Road approach to Blockley which is narrow, heavily used by HGV's and has inadequate provision for pedestrians and cyclists.
Waste: • Based on projected increases in Municipal Solid Waste and other waste streams, there is an on-going need to develop new waste facilities in the county. Contributions will be assessed at a more detailed stage.	Identified in IDP. Liaise with GCC regarding the Waste Plan.	

D.3 Bourton on the Water

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? – indicated through Community engagement
Community Centres: • 91sqm of additional space required at an estimated cost of £136,297	Identified in IDP for provision through S106 or CIL	Low Priority- There is a proposed new community centre which should be complete by the end of 2014
Library Contributions: • Estimated capital cost towards library services of £64,239	Identified in IDP for provision through S106 or CIL	
Youth Support Services Provision: • Estimated increased youth population of 564, cost of services of 8 year period of £41.160	Identified in IDP for provision through S106 or CIL	
Education: • 3 Early year's care places are required per 100 qualifying dwellings, costing £7,000 each. • 25 primary school places are required per 100 qualifying dwellings. • 18 secondary school places are required per 100 qualifying dwellings for 11-16 yrs only • 7.2 further education places will be required per 100 qualifying dwellings for 17 and 18 yrs.	Identified in IDP for provision through S106 or CIL	Medium Priority- Site B_32 is particularly busy at 15:30 during term-time as some parents use the car park to rendezvous with their children- this could create of problem should the site be developed.
Ambulance Service: • A standby point in the B-o-t-W area would be required in order to meet the 8 minute Red target in this area	Identified in IDP for provision through S106 or CIL	
Fire and Rescue: • No additional investment identified at this time, although prevention measures in the development's design should be implemented.	Design Policy in Local Plan	
Police Services: • Contribution of approximately £63 per dwelling towards infrastructure and police officers	Identified in IDP for provision through S106 or CIL	Low Priority- Anti social behaviour raised as an increasing concern

D Infrastructure and Community Benefits

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? – indicated through Community engagement
Primary Healthcare: • Proposed development would require an additional 0.4 of a GP at an estimated cost of £80,676 • Estimated need of an additional 0.3 of a dentist at a capital cost of £64,098	Identified in IDP for provision through S106 or CIL Refer to in Settlement Strategy	
Secondary Healthcare: • Extra demand for general and acute beds, identified need of 1.0 beds at an estimated cost of £85,258	Identified in IDP for provision through S106 or CIL	
Energy: • Electricity- The electrical infrastructure in and around Bourton-on-the-Water would not be adequate to supply the proposed development. Major off-site reinforcement of the network will be required to support development (works agreed and will be completed by 2015). B_10, B_16 and B_25 are crossed by 11,000V overhead lines, which may not be possible to divert or place underground. • Gas- At site reference B_10 there is not sufficient capacity so growth investment will be required.	Identified in IDP.	
Flood and Water: • Development sites have no significant flood risk • No significant issues expected with either water supply or waste water removal • Contribution towards district wide flood risk management measures of approximately £1000 per dwelling.	Identified in IDP for provision through S106 or CIL	High Priority- In general, Bourton has significant infrastructure problems in terms of the removal of sewage and the drainage of surface water.
Information and Communications Technology: • "Fastershire" aims to bring fibre broadband to 90% of the County's homes by 2016. Additional funding will be required.	Identified in IDP Can be included in Settlement Strategy	
Open Space:	Refer to in settlement strategy	

Infrastructure and Community Benefits D

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? – indicated through Community engagement
• Recommended local standard of 0.4ha per 1000 population should be provided for recreational use. • For new development a standard of 2ha per 1000 population is suggested for natural open space.	Provision of open space will be a policy in the Local Plan	
Sports Facilities: • Proposed development would require a contribution of £101,714 towards sports hall facilities. • Proposed development would require contribution of £80,954 towards swimming pool facilities. • 3.28ha should be provided per 1000 population for all forms of outdoor sports activities	Refer to in settlement strategy Provision of sports facilities will be a policy within the Local Plan	
Transport: • Full Transport Assessments and Travel plans will be required for the majority of planning applications. • Accessibility modelling will be required to demonstrate how well the developments fit with access to local services. • Contributions towards public transport infrastructure may be necessary at detailed stage.	Refer to in settlement strategy. Already included in Local Transport Plan (LTP3), ensure is included in LTP4. Can also be a development management policy in Local Plan.	Medium Priority- Site B_32 is particularly busy at 15:30 during term-time as some parents use the car park to rendezvous with their children- this could create of problem should the site be developed. Medium Priority- the footpath on the eastern side of Moore Road needs attention in order to provide safe pedestrian access to the community centre.
Waste: • Based on projected increases in Municipal Solid Waste and other waste streams, there is an on-going need to develop new waste facilities in the county. Contributions will be assessed at a more detailed stage.	Identified in IDP Liaise with GCC regarding the Waste Plan.	

D Infrastructure and Community Benefits

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? – indicated through Community engagement
Retail/ Employment Offer: •		High Priority- Increasing population is outstripping the retail facilities currently on offer, as much of the High Street offers tourist/ visitor products only High Priority- New employment opportunities are needed in the area

D.4 Chipping Campden

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? (High, Medium, Low) – indicated through Community engagement
Sports facilities: • Proposed development would require a contribution of £53,971 towards sports hall facilities • Proposed development would require a contribution of £42,955 towards swimming pool facilities • improvements to quality of tennis and bowling facilities • 3.28ha should be provided per 1,000 population for all forms of outdoor sports activities.	Refer to in settlement strategy. Provision of sports facilities will be a policy within the Local Plan.	Medium Priority- Cricket ground could be moved to Aston Road site CC_23a
Open space: • Natural and semi natural open space – a scheme to provide new open space or a pocket park to east of the town • Pocket Park needed to the north of the town (Open Space Study) to address deficiency in provision of amenity green space	Refer to in settlement strategy. Provision of open space will be a policy in the Local Plan.	High Priority- Allotment Gardens would require relocation if this site should be developed Low Priority - A review of TPO's in the area may be required to allow some of the proposed sites to be developed. Medium Priority- Wildlife that use the suggested site would need provision Medium Priority- Suggested site is valuable grade 1 agricultural land which should be protected.

D Infrastructure and Community Benefits

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? (High, Medium, Low) – indicated through Community engagement
Transport: • reinstatement of railway station is identified as a potential major scheme; • GCC have identified opportunities to improve bus services to Moreton station; the hedgehog service to local villages, extension of the Cheltenham-Evesham-Willersey service, and modular expansion of school bus network. • Contributions towards public transport infrastructure may be necessary at detailed stage.	Safeguard land for station in Local Plan Refer to in settlement strategy Already included in Local Transport Plan (LTP3), ensure is included in LTP4. Can also be a development management policy in Local Plan	High Priority- Aston Road, causes a safety concern as cars often pick up speed when travelling down the hill. High Priority- Additional bus stops may be required if suggested sites were to be developed High Priority- Traffic management may be required in parts of the town.
Community Centres: • 48 sqm of additional space required at an estimated cost of £72,321	Identified in IDP for provision through s106 or CIL	
Library Contributions: • Estimated capital cost towards library services of £34,086	Identified in IDP for provision through S106 or CIL	
Youth Support Services Provision • Estimated increase in youth population of 299, cost of support over 8 year period of £21,840	Identified through IDP for provision through s106 or CIL	
Education: • 3 Early Years care places are required per 100 qualifying dwellings, costing £7,000 each. • 25 Primary school places are required per 100 qualifying dwellings	Identified through IDP for provision through s106 or CIL	

Infrastructure and Community Benefits D

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? (High, Medium, Low) – indicated through Community engagement
• 18 Secondary School places are required per 100 qualifying dwellings for 11-16 yrs only • 7.2 Further Education places will be required per 100 qualifying dwellings for 17 and 18 yrs.		
Ambulance Service: • Further investment is required in the Community First Responder Scheme	Identified through IDP for provision through s106 or CIL	
Fire and Rescue: • No additional investment identified at this time, although prevention measures in the development's design should be implemented.	Design Policy in Local Plan	
Police Services: • Contribution of approximately £63 per dwelling towards infrastructure and police officers.	Identified through IDP for provision through s106 or CIL	
Primary Healthcare: • Proposed development would require an additional 0.2 of a GP at an est. cost of £42,808 • Relocation or expansion of the doctors surgery may be required • Dental Surgery – estimated need of additional 0.1 of a dentist at capital cost of £34,011	Identified through IDP for provision through s106 or CIL Refer to in settlement strategy	
Secondary Healthcare: • Extra demand for General and Acute Beds identified need of 0.5 of a bed at estimated cost of £45,239	Identified through IDP for provision through s106 or CIL	
Energy: • Electricity- Broadway primary substation primarily serves the Chipping Campden	Identified in IDP to be funded by site developer	

D Infrastructure and Community Benefits

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? (High, Medium, Low) – indicated through Community engagement
area. Based on existing load data, no primary reinforcement works are anticipated • Gas- Gas supplies are available for all sites.		
Flood and Water: • Development sites are within Flood zone 3 • No significant issues expected with either water supply or waste water removal • Contribution towards district wide flood risk management measures of approximately £1,000 per dwelling.	Identified in IDP for provision through S106 or CIL	
Information and Communications Technology: • "Fastershire" aims to bring fibre broadband to 90% of the county's homes by 2016. Additional funding will be required.	Identified in IDP Can be included in Settlement Strategy.	
Waste: • Based on projected increases in Municipal Solid Waste and other waste streams, there is an on-going need to develop new waste facilities in the county. Contributions will be assessed at a more detailed stage.	Identified in IDP. Liaise with GCC regarding the Waste Plan.	
Church:		Site CC_48 should if developed, be sympathetically developed considering the proximity to the Church.

D.5 Cirencester

Infrastructure needs / requirements: *Please note these include the requirements generated by the Strategic Site*	How can it be addressed in Local Plan?	Priority? – indicated through Community engagement
Community Centres: • 987sqm of additional space required at an estimated cost of £1,479,791.	Identified in IDP for provision through S106 or CIL	Medium Priority- Loss of Community facilities should site C_173 be developed would need to be replaced.
Library Contributions: • Estimated capital cost towards library services of £697,452	Identified in IDP for provision through S106 or CIL	
Youth Support Services Provision: • Estimated increased youth population of 6118, cost of services over an 8 year period of £446,880	Identified in IDP for provision through S106 or CIL	
Education: • 3 Early year's care places are required per 100 qualifying dwellings, costing £7,000 each. • 25 primary school places are required per 100 qualifying dwellings. • 18 secondary school places are required per 100 qualifying dwellings for 11-16 yrs only • 7.2 further education places will be required per 100 qualifying dwellings for 17 -18 yrs.	Identified in IDP for provision through S106 or CIL	Medium Priority- Better access required to Chesterton Primary School could be achieved through site C_76 Medium Priority- Protection of school playing field from any development
Ambulance Service: • This area can be served by the existing resources at the Cirencester station	Identified in IDP for provision through S106 or CIL	
Fire and Rescue: • No additional investment identified at this time, although prevention measures in the development's design should be implemented.	Design Policy in Local Plan	
Police Services:	Identified in IDP for provision through S106 or CIL	Low-Medium Priority- Relocation of the police

D Infrastructure and Community Benefits

Infrastructure needs / requirements: *Please note these include the requirements generated by the Strategic Site*	How can it be addressed in Local Plan?	Priority? – indicated through Community engagement
• Contribution of approximately £63 per dwelling towards infrastructure and police officers. • Contribution to Cirencester Police Station replacement.		station and magistrates court would need to take place to make C_101a a really viable development.
Primary Healthcare: • Proposed development would require an additional 4.5 GP's at an estimated cost of £875,915. • Estimated need of an additional 3.1 dentists at a capital cost of £695,923	Identified in IDP for provision through S106 or CIL Refer to in Settlement Strategy	
Secondary Healthcare: • Extra demand for general and acute beds identified a need of 10.9 beds at an estimated cost of £925,653	Identified in IDP for provision through S106 or CIL	
Energy: • Electricity- It is anticipated that the Chesterton development would be supplied from the existing primary substation in Love Lane. It is expected that it will be necessary to install two new 11,000 volt circuits. Distribution substations and low voltage mains will be required within the development. • Gas- At site references C_75 and C_11 Intermediate Pressure assets will be brought into site, a boundary governor erected in a suitable location and low pressure infrastructure taken from this to serve the entire development taking into account future demand. Due to location of the IP 3rd party permission may be required. • Gas- At site reference C_42 the nearest gas asset does not currently have capacity to support the total demand for 87 homes. Reinforcement or growing the network to meet the site's needs may be required.	Identified in IDP funded by site developer.	Low Priority- Suggestion of eco-power generation.

Infrastructure and Community Benefits D

Infrastructure needs / requirements: *Please note these include the requirements generated by the Strategic Site*	How can it be addressed in Local Plan?	Priority? – indicated through Community engagement
Flood and Water: • No significant flood risk to development sites. • Following upgrade to Sewage Treatment Works in 2012 this is sufficient capacity to accommodate new development; however upgrades to the water supply and drainage networks may be required. • Contribution towards district wide flood risk management measures of approximately £1,000 per dwelling.	Identified in IDP for provision through S106 or CIL	High Priority- Protect flood plain and boundaries High Priority- Flooding regularly occurs in the City Bank flood plain increasing development in the area could lead to long term problems. Medium Priority- C_89 should remain as open space due to archaeological history and e possibility of increased flood risk should the site be developed
Information and Communications Technology: • Has been upgraded to super-fast broadband, therefore connection should not be a problem.	Identified in IDP. Can be included in Settlement Strategy.	
Open Space: • Recommended local standard of 0.4ha per 1000 population should be provided for recreational use. • For new development a standard of 2ha per 1000 population is suggested for natural open space.	Refer to in settlement strategy. Provision of open space will be a policy in the Local Plan	High Priority- Protect and preserve green spaces in the town Medium Priority- Protection of school playing field from any development Medium Priority- C_89 should remain as open space due to archaeological history and e possibility of

D Infrastructure and Community Benefits

Infrastructure needs / requirements: *Please note these include the requirements generated by the Strategic Site*	How can it be addressed in Local Plan?	Priority? – indicated through Community engagement
		increased flood risk should the site be developed
Sports Facilities: • Proposed development would require a contribution of £1,104,327 towards sports hall facilities. • Proposed development would require contributions of £878,930 towards swimming pool facilities. • 3.28ha per 1,000 population for all forms of outdoor sports activities	Refer to in settlement strategy. Provision of sports facilities will be a policy within the Local Plan.	Medium Priority- Protection of school playing field from any development
Transport: • Full Transport Assessments and Travel plans will be required for the majority of planning applications. • Accessibility modelling will be required to demonstrate how well the developments fit with access to local services. • Contributions towards public transport infrastructure may be necessary at detailed stage.	Refer to in settlement strategy. Already included in Local Transport Plan (LTP3, ensure is included in LTP4. Can also be a development management policy in Local Plan.	Medium Priority- Better access required to Chesterton Primary School could be achieved through site C_76 High Priority- General transport issues in the town High Priority- Ensuring adequate parking facilities surrounding any new developments. Medium Priority- With regards to site C_39 improve access on to Queen Elizabeth Road.
Waste: • Based on projected increases in Municipal Solid Waste and other waste streams, there is an on-going need to develop new waste facilities in	Identified in IDP. Liaise with GCC regarding the Waste Plan.	

Infrastructure needs / requirements: *Please note these include the requirements generated by the Strategic Site*	How can it be addressed in Local Plan?	Priority? – indicated through Community engagement
the county. Contributions will be assessed at a more detailed stage.		
Provision for Elderly		Medium Priority- Ensure provision for elderly care in town is adequate for the town's needs.

D.6 Down Ampney

D.2 Down Ampney was not included in the *Infrastructure Delivery Plan (Interim Report 2013)*. It is included in the update of the Infrastructure Delivery Plan that is currently being prepared.

Infrastructure needs/ requirements	How can it be addressed in Local Plan?	Priority? – indicated through Community engagement
Community Centres	*eg Identified in IDP for provision through S106 or CIL*	
Library Contributions		
Youth Support Services Provision		
Education		
Ambulance Service		
Fire and Rescue		

D Infrastructure and Community Benefits

Infrastructure needs/ requirements	How can it be addressed in Local Plan?	Priority? – indicated through Community engagement
Police Services		
Primary Healthcare ***eg GP and Dentist***		Medium Priority- Lack of medical facilities available for those without access to private transport
Secondary Healthcare ***eg Hospitals***		
Energy		
Flood and Water		High Priority- The sewage infrastructure is very old and proven at times to be inadequate even for current needs. High Priority- The area is prone to flooding even though it is not shown on the flood map. This is particularly true on the main road into the village from the A419 direction, which also impacts the sewage pumping station at the west end of the village.
Information and Communications Technology		

Infrastructure and Community Benefits D

Infrastructure needs/ requirements	How can it be addressed in Local Plan?	Priority? – indicated through Community engagement
Open Space		High Priority- Protection of open spaces as this is a key characteristic of Down Ampney
Sports Facilities		Medium Priority- The football club is an important amenity not only for the immediate Broadleaze estate but for the rest of the village as well.
Transport		High Priority- 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. High Priority- Possibility of an increase in traffic onto the busy main village road near to a series of S - bends. Medium Priority- There is a lack of public transport in the village Low- Medium Priority- There is a lack of suitable sites for parking in the area which would be exasperated with further development in the area.
Waste		
Employment		There are few opportunities in the village for employment.

D Infrastructure and Community Benefits

D.7 Fairford

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? – indicated through Community engagement
Community Centres: • 89sqm of additional space required at an estimated cost of £133,515	Identified in IDP for provision through S106 or CIL	
Library Contributions: • Estimated capital cost towards library services of £62,928	Identified in IDP for provision through S106 or CIL	
Youth Support Services Provision: • Estimated increased youth population of 552 at a cost for services over an 8 year period of £40,320	Identified in IDP for provision through S106 or CIL	
Education: • 3 Early year's care places are required per 100 qualifying dwellings, costing £7,000 each. • 25 primary school places are required per 100 qualifying dwellings. • 18 secondary school places are required per 100 qualifying dwellings for 11-16 yrs only • 7.2 further education places will be required per 100 qualifying dwellings for 17 and 18 yrs.	Identified in IDP for provision through S106 or CIL	
Ambulance Service: • Investment is required to establish a Community First Responder Scheme	Identified in IDP for provision through S106 or CIL	
Fire and Rescue: • No additional investment identified at this time, although prevention measures in the development's design should be implemented.	Design Policy in Local Plan	
Police Services: • Contribution of approximately £63 per dwelling towards infrastructure and police officers	Identified in IDP for provision through S106 or CIL	

Infrastructure and Community Benefits D

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? – indicated through Community engagement
Primary Healthcare: • Proposed development would require an additional 0.4 of a GP at an estimated cost of £79,030 • Estimated need of an additional 0.3 of a dentist at a capital cost of £62,790	Identified in IDP for provision through S106 or CIL Refer to in Settlement Strategy	
Secondary Healthcare: • Extra demand for general and acute beds identified a need of 1.0 beds at an estimated cost of £83,518	Identified in IDP for provision through S106 or CIL	
Energy: • Electricity-In most cases connections for new developments from existing infrastructure can be provided subject to cost and timescale • Gas- Gas supplies are available for sites.	Identified in IDP to be funded by site developer.	
Flood and Water: • Development sites are within flood zone 3. • No significant issues expected with either water supply or waste water removal. • Contribution towards district wide flood risk management measures of approximately £1,000 per dwelling	Identified in IDP for provision through S106 or CIL	
Information and Communications Technology: • "Fastershire" aims to bring fibre broadband to 90% of the county's homes by 2016. Additional funding will be required.	Identified in IDP. Can be included in Settlement Strategy.	
Open Space: • Recommended local standard of 0.4ha per 1000 population should be provided for recreational use. • For new development a standard of 2ha per 1000 population is suggested for natural open space.	Identified in IDP, refer to in settlement strategy. Provision of open space will be a policy in the Local Plan.	Medium Priority- Site F_44 is currently used as an informal recreation area, which if developed this would lead to loss of open space.

D Infrastructure and Community Benefits

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? – indicated through Community engagement
Sports Facilities: • Proposed development would require a contribution of £99,639 towards sports hall facilities • Proposed development would require a contribution of £79,302 towards swimming pool facilities. • 3.28ha should be provided per 1,000 population for all forms of outdoor sports activities	Identified in IDP, refer to in settlement strategy. Provision of sports facilities will be a policy within the Local Plan.	
Transport: • Full Transport Assessments and Travel plans will be required for the majority of planning applications. • Accessibility modelling will be required to demonstrate how well the developments fit with access to local services. • Contributions towards public transport infrastructure may be necessary at detailed stage.	Refer to in settlement strategy. Already included in Local Transport Plan (LTP3), ensure it included in LTP4. Can also be a development management policy in Local Plan.	High Priority- From site F_35 pedestrian access to and from local amenities is not very good High Priority- Access to site F_44 is via Totterdown Lane which is very narrow and rough
Waste: • Based on projected increases in Municipal Solid Waste and other waste streams, there is an on-going need to develop new waste facilities in the county. Contributions will be assessed at a more detailed stage.	Identified in IDP. Liaise with GCC regarding the Waste Plan.	

D.8 Kemble

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? – indicated through Community engagement
Community Centres: • 9 sqm of additional space required at an estimated cost of £13,908	Identified in IDP for provision through S106 or CIL	High Priority- Improved social facilities called for in view of proposed future development
Library Contributions: • Estimated capital cost towards library services of £6,555	Identified in IDP for provision through S106 or CIL	
Youth Support Services Provision: • Estimated increase in youth population of 58, cost of services over an 8 year period of £4,200	Identified in IDP for provision through S106 or CIL	
Education: • 3 Early year's care places are required per 100 qualifying dwellings, costing £7,000 each. • 25 primary school places are required per 100 qualifying dwellings. • 18 secondary school places are required per 100 qualifying dwellings for 11-16 yrs only • 7.2 further education places will be required per 100 qualifying dwellings for 17 and 18 yrs.	Identified in IDP for provision through S106 or CIL	High Priority- Enhancements to the local school called for in view of proposed future development
Ambulance Service: • Investment in a Public Access Defibrillator is required.	Identified in IDP for provision through S106 or CIL	
Fire and Rescue: • No additional investment identified at this time, although prevention measures in the development's design should be implemented.	Design Policy in Local Plan	
Police Services:	Identified in IDP for provision through S106 or CIL	

D Infrastructure and Community Benefits

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? – indicated through Community engagement
• Contribution of approximately £63 per dwelling towards infrastructure and police officers		
Primary Healthcare: • Proposed development would require an additional 0.04 of a GP at an estimated cost of £8,232 • Estimated need of an additional 0.03 of a dentist at a capital cost of £6,541	Identified in IDP for provision through S106 or CIL Refer to in Settlement Strategy	
Secondary Healthcare: • Extra demand for general and acute beds, identified a need of 0.1 of a bed at an estimated cost of £8,700	Identified in IDP for provision through S106 or CIL	
Energy: • Electricity- Cherington Primary Substation has approximately 1-2MVA spare capacity. • Gas- Feedback from utilities provider is awaited in relation to this settlement	Identified in IDP to be funded by site developer.	
Flood and Water: • No significant flood risk to development sites • Local sewage network upgrades may be necessary to provide for proposed development sites. • Contributions towards district wide flood risk management measures of approximately £1,000 per dwelling	Identified in IDP for provision through S106 or CIL	
Information and Communications Technology: • "Fastershire" aims to bring fibre broadband to 90% of the county's homes by 2016. Additional funding will be required.	Identified in IDP. Can be included in Settlement Strategy.	

Infrastructure and Community Benefits D

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? – indicated through Community engagement
Open Space: • Recommended local standard of 0.4ha per 1000 population should be provided for recreational use. • For new development a standard of 2ha per 1000 population is suggested for natural open space.	Refer to in settlement strategy. Provision of open space will be a policy in the Local Plan.	High Priority- Kemble Community Gardens are a popular, valued and innovative sustainable community initiative which needs to be protected.
Sports Facilities: • Proposed development would require contribution of £10,379 towards sports hall facilities. • Proposed development would require a contribution of £8,261 towards swimming pool facilities. • 3.28ha should be provided per 1000 population for all forms of outdoor sports activities	Identified in IDP, refer to in settlement strategy. Provision of sports facilities will be a policy within the Local Plan.	High Priority- Improved sports facilities called for in view of proposed future development.
Transport: • Full Transport Assessments and Travel plans will be required for the majority of planning applications. • Accessibility modelling will be required to demonstrate how well the developments fit with access to local services. • Contributions towards public transport infrastructure may be necessary at detailed stage.	Refer to in settlement strategy. Already included in Local Transport Plan (LTP3), ensure included in LTP4. Can also be a development management policy in Local Plan.	
Waste: • Based on projected increases in Municipal Solid Waste and other waste streams, there is an on-going need to develop new waste facilities in the county. Contributions will be assessed at a more detailed stage.	Identified in IDP. Liaise with GCC regarding the Waste Plan.	

D Infrastructure and Community Benefits

D.9 Lechlade

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? – indicated through Community engagement
Community Centres: • 30sqm of additional space required at an estimated cost of £44,505	Identified in IDP for provision through S106 or CIL	
Library Contributions: • Estimated capital cost towards library services of £20,976	Identified in IDP for provision through S106 or CIL	
Youth Support Services Provision: • Estimated increase in youth population of 184, cost of services over an 8 year period of £13,440	Identified in IDP for provision through S106 or CIL	
Education: • 3 Early year's care places are required per 100 qualifying dwellings, costing £7,000 each. • 25 primary school places are required per 100 qualifying dwellings. • 18 secondary school places are required per 100 qualifying dwellings for 11-16 yrs only • 7.2 further education places will be required per 100 qualifying dwellings for 17 and 18 yrs.	Identified in IDP for provision through S106 or CIL	
Ambulance Service: • Investment is required to establish a Community First Responder Scheme	Identified in IDP for provision through S106 or CIL	
Fire and Rescue: • No additional investment identified at this time, although prevention measures in the development's design should be implemented.	Design Policy in Local Plan	
Police Services:	Identified in IDP for provision through S106 or CIL	

Infrastructure and Community Benefits D

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? – indicated through Community engagement
• Contribution of approximately £63 per dwelling towards infrastructure and police officers		
Primary Healthcare: • Proposed development would require an additional 0.1 of a GP at an estimated cost of £26,343 • Estimated need of an additional 0.1 of a dentist at a capital cost of £20,930	Identified in IDP for provision through S106 or CIL Refer to in Settlement Strategy	
Secondary Healthcare: • Extra demand for general and acute beds, identified need of 0.3 of a bed at a cost of £27,839	Identified in IDP for provision through S106 or CIL	
Energy: • Electricity- Connections for new developments from existing infrastructure can be provided subject to cost and timescale • Gas- Gas supplies are available for all sites.	Identified in IDP to be funded by site developer.	
Flood and Water: • No significant flood risk to development sites • No significant issues expected with either water supply or waste water removal • Contribution towards district wide flood risk management measures of approximately £1,000 per dwelling.	Identified in IDP for provision through S106 or CIL	High Priority- Concerns raised over flooding High Priority- Thames Water have identified that water supply and sewage capacity is limited and will require investment Medium Priority- With reference to specific sites concerns were raised over flooding and surface water run-off.

D Infrastructure and Community Benefits

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? – indicated through Community engagement
Information and Communications Technology: • "Fastershire" aims to bring fibre broadband to 90% of the county's homes by 2016. Additional funding will be required. • NB Update – in Dec 2013 Lechlade had it's first BT Infinity cabinet, with more planned over the coming year.	Identified in IDP. Can be included in Settlement Strategy.	
Open Space: • Recommended local standard of 0.4ha per 1000 population should be provided for recreational use. • For new development a standard of 2ha per 1000 population is suggested for natural open space.	Identified in IDP, refer to in settlement strategy. Provision of open space will be a policy in the Local Plan.	
Sports Facilities: • Proposed development would require a contribution of £33,213 towards sports hall facilities • Proposed development would require a contribution of £26,434 • 3.28ha should be provided per 1000 population for all forms of outdoor sports activities	Identified in IDP, refer to in settlement strategy. Provision of sports facilities will be a policy within the Local Plan.	
Transport: • Full Transport Assessments and Travel plans will be required for the majority of planning applications. • Accessibility modelling will be required to demonstrate how well the developments fit with access to local services. • Contributions towards public transport infrastructure may be necessary at detailed stage.	Refer to in settlement strategy. Already included in Local Transport Plan (LTP3), ensure is included in LTP4. Can also be a development management policy in Local Plan.	High Priority- Concerns raised over access from Moorgate on to the main road. Medium Priority- With reference to specific sites concerns over access and public transport were raised. Medium Priority- Concerns over proposed new

Infrastructure and Community Benefits D

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? – indicated through Community engagement
		developments and the effect on car-parking in the area.
Waste: • Based on projected increases in Municipal Solid Waste and other waste streams, there is an on-going need to develop new waste facilities in the county. Contributions will be assessed at a more detailed stage.	Identified in IDP. Liaise with GCC regarding the Waste Plan.	

D Infrastructure and Community Benefits

D.10 Mickleton

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? – indicated through Community engagement
Community Centres: • 30sqm of additional space required at an estimated cost of £44,505	Identified in IDP for provision through S106 or CIL	
Library Contributions: • Estimated capital cost towards library services of £20,976	Identified in IDP for provision through S106 or CIL	
Youth Support Services Provision: • Estimated increase of youth population is 184, cost of services over an 8 year period of £13,440	Identified in IDP for provision through S106 or CIL	
Education: • 3 Early year's care places are required per 100 qualifying dwellings, costing £7,000 each. • 25 primary school places are required per 100 qualifying dwellings. • 18 secondary school places are required per 100 qualifying dwellings for 11-16 yrs only • 7.2 further education places will be required per 100 qualifying dwellings for 17 and 18 yrs.	Identified in IDP for provision through S106 or CIL	
Ambulance Service: • Investment in a public access defibrillator is required.	Identified in IDP for provision through S106 or CIL	
Fire and Rescue: • No additional investment identified at this time, although prevention measures in the development's design should be implemented.	Design Policy in Local Plan	
Police Services: • Contribution of approximately £63 per dwelling towards infrastructure and police officers	Identified in IDP for provision through S106 or CIL	
Primary Healthcare:	Identified in IDP for provision through S106 or CIL	

Infrastructure and Community Benefits D

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? – indicated through Community engagement
• Proposed development would require an additional 0.1 of a GP at an estimated cost of £26,343 • Estimated need of an additional 0.1 of a dentist at a capital cost of £20,930	Refer to in Settlement Strategy	
Secondary Healthcare: • Extra demand for general and acute beds, identified need of 0.3 of a bed at an estimated cost of £27,839	Identified in IDP for provision through S106 or CIL	
Energy: • Electricity- Based on existing load data, Long Maston primary substation is unlikely to require any primary reinforcement work. • Gas- At site reference MK_8A medium pressure infrastructure is available in the road to the south of the site, however 3rd party easement may be an issue to bring gas into site.	Identified in IDP to be funded by site developer	
Flood and Water: • No significant flood risk to development sites • No significant issues expected with either water supply or waste water removal. • Contribution towards district wide flood risk management measures of approximately £1,000 per dwelling.	Identified in IDP for provision through S106 or CIL	
Information and Communications Technology: • "Fastershire" aims to bring fibre broadband to 90% of the county's homes by 2016. Additional funding will be required.	Identified in IDP. Can be included in Settlement Strategy.	
Open Space: • Recommended local standard of 0.4ha per 1000 population should be provided for recreational use. • For new development a standard of 2ha per 1000 population is suggested for natural open space.	Identified in IDP, refer to in settlement strategy. Provision of open space will be a policy in the Local Plan.	Medium Priority- Areas which lay within the AONB should be protected from inappropriate development.

D Infrastructure and Community Benefits

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? – indicated through Community engagement
		Medium Priority- Wildlife habitats should not be distrurbed or destroyed in relation to the proposed site.
Sports Facilities: • Proposed development would require a contribution of £33,213 towards sports hall facilities. • Proposed development would require a contribution of £26,434 towards swimming pool facilities. • 3.28ha should be provided per 1000 population for all forms of outdoor sports activities	Identified in IDP, refer to in settlement strategy. Provision of sports facilities will be a policy within the Local Plan.	
Transport: • Full Transport Assessments and Travel plans will be required for the majority of planning applications. • Accessibility modelling will be required to demonstrate how well the developments fit with access to local services. • Contributions towards public transport infrastructure may be necessary at detailed stage.	Refer to in settlement strategy. Already included in Local Transport Plan (LTP3), ensure is included in LTP4. Can also be a development management policy in Local Plan.	High Priority- Access/ road safety concerns in view of proposed development site raised.
Waste: • Based on projected increases in Municipal Solid Waste and other waste streams, there is an on-going need to develop new waste facilities in the county. Contributions will be assessed at a more detailed stage.	Identified in IDP. Liaise with GCC regarding the Waste Plan.	

D.11 Moreton in Marsh

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? (High, Medium, Low) – indicated through Community engagement
Community Centres: • 67sqm of additional space required at an estimated cost of £100,136	Identified in IDP for provision through S106 or CIL	
Library Contributions: • Estimated capital cost towards library services of £47,196		
Youth Support Services Provision: • Estimated increase in youth population of 44, cost of services over an 8 year period of £30,240	Identified in IDP for provision through S106 or CIL	
Education: • 3 Early year's care places are required per 100 qualifying dwellings, costing £7,000 each. • 25 primary school places are required per 100 qualifying dwellings. • 18 secondary school places are required per 100 qualifying dwellings for 11-16 yrs only • 7.2 further education places will be required per 100 qualifying dwellings for 17 and 18 yrs.	Identified in IDP for provision through S106 or CIL	High Priority- Concerns over how schools will cope with extra students created from new development
Ambulance Service: • This area can be served by the existing resources at the Moreton in Marsh station	Identified in IDP for provision through S106 or CIL	High Priority- Concerns over how emergency services will cope with increased population created from new development
Fire and Rescue: • No additional investment identified at this time, although prevention measures in the development's design should be implemented.	Design Policy in Local Plan	High Priority- Concerns over how emergency services will cope with increased population

D Infrastructure and Community Benefits

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? (High, Medium, Low) – indicated through Community engagement
		created from new development
Police Services: • Contribution of approximately £63 per dwelling towards infrastructure and police officers	Identified in IDP for provision through S106 or CIL	High Priority- Concerns over how emergency services will cope with increased population created from new development
Primary Healthcare: • Proposed development would require an additional 0.3 of a GP at an estimated cost of £59,272 • Provision of a new surgery premises on the new Community Hospital site, replacing the existing Whitehouse and Blockley surgeries • Estimated need of an additional 0.2 of a dentist at a capital cost of £47,093	Identified in IDP for provision through S106 or CIL Refer to in Settlement Strategy	High Priority- A the present time- a two week waiting list to see a doctor in the area High Priority- Concerns over how doctors surgeries will cope with increased population created from new development
Secondary Healthcare: • Extra demand for general and acute bed, identified need of 0.7 of a bed, at an estimated cost of £62,638	Identified in IDP for provision through S106 or CIL	Low-Medium Priority- A nursing home is needed in the area and site M_60 would suit that purpose High Priority- Concerns over how hospitals will cope with increased population created from new development
Energy: • Electricity- The proposed 200 dwelling development can only be accommodated after primary reinforcement work at Moreton primary substation has been completed	Identified in IDP	

Infrastructure and Community Benefits D

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? (High, Medium, Low) – indicated through Community engagement
• Gas- At site reference M_12 Everlode Road has a low pressure asset close to the west access point of the site. This may need to be reinforced to support the proposed development. • Gas- At site reference M_21 there is no gas infrastructure in the immediate area to connect to. This will have to be brought in from point nearest the proposed access point		
Flood and Water: • No significant flood risk to development sites. • Local sewage network upgrades may be necessary. Allow 3 years for strategic upgrades to be complete. • Contribution towards district wide flood risk management measures of approximately £1,000 per dwelling.	Identified in IDP for provision through S106 or CIL	High Priority- With reference to specific sites drainage issues were raised as a concern High Priority- Concerns raised over the possible affects proposed development would have on flooding in the area, especially in relation to site M_14a High Priority- Sewage network is currently not fit for purpose and would not cope with the extra potential development
Information and Communications Technology: • "Fastershire" aims to bring fibre broadband to 90% of the county's homes by 2016. Additional funding will be required.	Identified in IDP. Can be included in Settlement Strategy.	

D Infrastructure and Community Benefits

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? (High, Medium, Low) – indicated through Community engagement
Open Space: • Recommended local standard of 0.4ha per 1000 population should be provided for recreational use. • For new development a standard of 2ha per 1000 population is suggested for natural open space.	Identified in IDP, refer to in settlement strategy. Provision of open space will be a policy in the Local Plan	Medium Priority- Site M_12a is currently open space which is used by residents for recreational purposes and should remain that way. Medium Priority- A green corridor through the town should no be developed upon Medium Priority- If development takes place on certain proposed sites this would result in a loss of good quality agricultural land.
Sports Facilities: • Proposed development would require a contribution of £74,729 towards sports hall facilities • Proposed development would require a contribution of £59,476 • 3.28ha should be provided per 1000 population for all forms of outdoor sports activities	Identified in IDP, refer to in settlement strategy. Provision of sports facilities will be a policy within the Local Plan.	
Transport: • Full Transport Assessments and Travel plans will be required for the majority of planning applications.	Refer to in settlement strategy. Already in Local Transport Plan (LTP3), ensure is included in LTP4. Can also be a development management policy in Local Plan.	High Priority- With reference to specific sites road quality and usage (abuse of speed limit) is raised as a concern

Infrastructure and Community Benefits D

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? (High, Medium, Low) – indicated through Community engagement
• Accessibility modelling will be required to demonstrate how well the developments fit with access to local services. • Contributions towards public transport infrastructure may be necessary at detailed stage.		High Priority- Concern raised over the impact of increased traffic generated from further development in the area on the town bridge and parking. Hight Priority- Additional work will be required on the A44 High Priority- Transport issues on Toddenham/ London roads are a concern High Priority- Consideration should be given to putting a link road at the back of site M_21 so that people who are going towards Oxford would not need to pass through the town centre.
Waste: • Based on projected increases in Municipal Solid Waste and other waste streams, there is an on-going need to develop new waste facilities in the county. Contributions will be assessed at a more detailed stage.	Identified in IDP. Liaise with GCC regarding the Waste Plan.	
Recreational Facilities:		Low Priority- Additional play areas would be called for

D Infrastructure and Community Benefits

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? (High, Medium, Low) – indicated through Community engagement
		Medium Priority- Leisure sites would need to be identified Medium Priority- Leisure facilities called for such as a leisure centre, cinema, bowling facilities Medium Priority- A recreational building is much needed in the town
Employment:		Medium Priority- Very few employment opportunities are available in the area.

D.12 Northleach

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? (High, Medium, Low) – indicated through Community engagement
Community Centres: • 45sqm of additional space required at an estimated cost of £66,758	Identified in IDP for provision through S106 or CIL	
Library Contributions: • Estimated capital cost towards library services of £31,464		
Youth Support Services Provision: • Estimated increase of youth population of 276, cost of services over an 8 year period of £20,160	Identified in IDP for provision through S106 or CIL	
Education: • 3 Early year's care places are required per 100 qualifying dwellings, costing £7,000 each. • 25 primary school places are required per 100 qualifying dwellings. • 18 secondary school places are required per 100 qualifying dwellings for 11-16 yrs only • 7.2 further education places will be required per 100 qualifying dwellings for 17 and 18 yrs.	Identified in IDP for provision through S106 or CIL	Medium Priority- Primary school provision is a concern
Ambulance Service: • Investment in a public access defibrillator is required.	Identified in IDP for provision through S106 or CIL	
Fire and Rescue: • No additional investment identified at this time, although prevention measures in the development's design should be implemented.	Design Policy in Local Plan.	
Police Services: • Contribution of approximately £63 per dwelling towards infrastructure and police officers	Identified in IDP for provision through S106 or CIL	

D Infrastructure and Community Benefits

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? (High, Medium, Low) – indicated through Community engagement
Primary Healthcare: • Proposed development would require an additional 0.2 of a GP at an estimated cost of £39,515 • Estimated need of an additional 0.1 of a dentist at a capital cost of £31,395	Identified in IDP for provision through S106 or CIL Refer to in Settlement Strategy	
Secondary Healthcare: • Extra demand for general and acute beds identified a need of 0.5 of a bed at an estimated cost of £41,759	Identified in IDP for provision through S106 or CIL	
Energy: • Electricity- In most cases connections for new developments from existing infrastructure can be provided subject to costs and timescale. • Gas- The area is outside of Wales and West Utilities jurisdiction, therefore the appropriate utilities provider would need to be consulted.	Identified in IDP	Medium Priority- Gas supply- surely Northleach will have reached a tipping point of dwellings to merit a gas supply.
Flood and Water: • No significant flood risk to proposed development sites • No significant issues expected with either water supply or waste water removal. • Contribution towards district wide flood risk management measures of approximately £1,000 per dwelling.	Identified in IDP for provision through S106 or CIL	High Priority- Drainage is an issue High Priority- the sewage network needs upgrading High Priority- If houses are built on potential area of flooding, build the garage on the ground floor with living accommodation above High Priority- With respect of proposed development sites- too much hard landscaping will result in increased surface water run-off which will increase the risk of localised flooding.

Infrastructure and Community Benefits D

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? (High, Medium, Low) – indicated through Community engagement
		Medium Priority- Not a good idea to build so close to sewage treatment works due to smell
Information and Communications Technology: • "Fastershire" aims to bring fibre broadband to 90% of the county's homes by 2016. Additional funding will be required.	Identified in IDP. Can be included in Settlement Strategy.	Medium Priority- Faster broadband needed Medium Priority- Communications network- with broadband and mobile service being dire in the area at present, extra dwellings will increase demand. Since the Orange transmitter was closed it has caused problems for local businesses and sole traders.
Open Space: • Recommended local standard of 0.4ha per 1000 population should be provided for recreational use. • For new development a standard of 2ha per 1000 population is suggested for natural open space.	Identified in IDP, refer to in settlement strategy. Provision of open space will be in the Local Plan	
Sports Facilities: • Proposed development would require a contribution of £49,819 towards sports hall facilities. • Proposed development would require a contribution of £ 39,651 towards swimming pool facilities • 3.28ha should be provided per 1000 population for all forms of outdoor sports activities	Identified in IDP, refer to in settlement strategy. Provision of sports facilities will be a policy within the Local Plan.	

D Infrastructure and Community Benefits

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? (High, Medium, Low) – indicated through Community engagement
Transport: • Full Transport Assessments and Travel plans will be required for the majority of planning applications. • Accessibility modelling will be required to demonstrate how well the developments fit with access to local services. • Contributions towards public transport infrastructure may be necessary at detailed stage	Refer to in settlement strategy. Already included in Local Transport Plan (LTP3), ensure is included in LTP4. Can also be a development management policy in Local Plan	High Priority- Car parking- already an issue, any further development will need to address this issue High Priority- A public car park near the town centre is desperately needed. High Priority- Parking and traffic around the pub is a growing safety concern
Waste: • Based on projected increases in Municipal Solid Waste and other waste streams, there is an on-going need to develop new waste facilities in the county. Contributions will be assessed at a more detailed stage.	Identified in IDP. Liaise with GCC regarding the Waste Plan.	
Employment:		Medium Priority- Few local employment opportunities

D.13 Siddington

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? (High, Medium, Low) – indicated through Community engagement
Community Centres: • 26sqm of additional space required at an estimated cost of £38,942	Identified in IDP for provision through S106 or CIL	
Library Contributions: • Estimated capital cost towards library services of £18,354		
Youth Support Services Provision: • Estimated increase in youth population of 161, cost of services over an 8 year period of £11,760	Identified in IDP for provision through S106 or CIL	
Education: • 3 Early year's care places are required per 100 qualifying dwellings, costing £7,000 each. • 25 primary school places are required per 100 qualifying dwellings. • 18 secondary school places are required per 100 qualifying dwellings for 11-16 yrs only • 7.2 further education places will be required per 100 qualifying dwellings for 17 and 18 yrs.	Identified in IDP for provision through S106 or CIL	Medium Priority- Capacity issues at the local primary school
Ambulance Service: • A new standby point would be required to the east o Cirencester in order to make this area within 8 minutes	Identified in IDP for provision through S106 or CIL	
Fire and Rescue: • No additional investment identified at this time, although prevention measures in the development's design should be implemented.	Design Policy in Local Plan	

D Infrastructure and Community Benefits

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? (High, Medium, Low) – indicated through Community engagement
Police Services: • Contribution of approximately £63 per dwelling towards infrastructure and police officers	Identified in IDP for provision through S106 or CIL	
Primary Healthcare: • Proposed development would require an additional 0.1 of a GP at an estimated cost of £23,050 • Estimated need of an additional 0.1 of a dentist at a capital cost of £18,314	Identified in IDP for provision through S106 or CIL Refer to in Settlement Strategy	
Secondary Healthcare: • Extra demand for general and acute beds, identified need of 0.3 of a bed, at an estimated cost of £24,359	Identified in IDP for provision through S106 or CIL	
Energy: • Electricity- In most cases connections for new developments from existing infrastructure can be provided subject to costs and timescale. • Gas- The area is outside Wales and West Utilities jurisdiction, therefore the appropriate utilities provider would need to be consulted.	Identified in IDP to be funded by site developer.	
Flood and Water: • No significant flood risk to proposed development sites • No significant issues expected with either water supply or waste water removal • Contribution towards district wide flood risk management measures of approximately £1,000 per dwelling.	Identified in IDP for provision through S106 or CIL	High Priority- Localised flooding and surface water run-off a concern should development take place. High Priority- There are major concerns that the sewage system does not currently have the capacity to accommodate additional housing. The capacity of the sewage system should be

Infrastructure and Community Benefits D

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? (High, Medium, Low) – indicated through Community engagement
		addressed before any further development takes place in or around Siddington
Information and Communications Technology: • "Fastershire" aims to bring fibre broadband to 90% of the county's homes by 2016. Additional funding will be required	Identified in IDP. Can be included in Settlement Strategy.	
Open Space: • Recommended local standard of 0.4ha per 1000 population should be provided for recreational use. • For new development a standard of 2ha per 1000 population is suggested for natural open space.	Identified in IDP, refer to in settlement strategy. Provision of open space will be in the Local Plan.	Medium Priority- Further investigation should take place to establish the diversity of flora and fauna currently situated on site SD_3 before development is decided upon
Sports Facilities: • Proposed development would require a contribution of £29,061 towards sports hall facilities. • Proposed development would require a contribution of £23,130 towards swimming pool facilities. • 3.28ha should be provided per 1000 population for all forms of outdoor sports activities	Identified in IDP, refer to in settlement strategy. Provision of sports facilities will be a policy in within the Local Plan.	
Transport: • Full Transport Assessments and Travel plans will be required for the majority of planning applications. • Accessibility modelling will be required to demonstrate how well	Refer to in settlement strategy. Already included in Local Transport Plan (LTP3), ensure is included in LTP4. Can also be a development management policy in the Local Plan.	High Priority- Narrow pavement and speeding vehicles cause a concern over safety High Priority- Safety concerns raised over the Ashton Road (B4696) with the frequency of traffic combined with equine use.

D Infrastructure and Community Benefits

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? (High, Medium, Low) – indicated through Community engagement
the developments fit with access to local services. • Contributions towards public transport infrastructure may be necessary at detailed stage.		
Waste: • Based on projected increases in Municipal Solid Waste and other waste streams, there is an on-going need to develop new waste facilities in the county. Contributions will be assessed at a more detailed stage.	Identified in IDP. Liaise with GCC regarding the Waste Plan.	

D.14 South Cerney

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? (High, Medium, Low) – indicated through Community engagement
Community Centres: • 24sqm of additional space required at an estimated cost of £36,160	Identified in IDP for provision through S106 or CIL	
Library Contributions: • Estimated capital cost towards library services of £17,043	Identified in IDP for provision through S106 or CIL	
Youth Support Services Provision: • Estimated increase in youth population of 150, cost of services over an 8 year period of £10,920	Identified in IDP for provision through S106 or CIL	
Education: • 3 Early year's care places are required per 100 qualifying dwellings, costing £7,000 each. • 25 primary school places are required per 100 qualifying dwellings. • 18 secondary school places are required per 100 qualifying dwellings for 11-16 yrs only • 7.2 further education places will be required per 100 qualifying dwellings for 17 and 18 yrs.	Identified in IDP for provision through S106 or CIL	High Priority- Influx of families in the Duke of Gloucester Barracks will create further problems for the school which is already at full capacity
Ambulance Service: • This area can be served by the existing resources at the Cirencester station	Identified in IDP for provision through S106 or CIL	
Fire and Rescue: • No additional investment identified at this time, although prevention measures in the development's design should be implemented.	Design Policy in Local Plan.	

D Infrastructure and Community Benefits

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? (High, Medium, Low) – indicated through Community engagement
Police Services: • Contribution of approximately £63 per dwelling towards infrastructure and police officers	Identified in IDP for provision through S106 or CIL	
Primary Healthcare: • Proposed development would require an additional 0.1 of a GP at an estimated cost of £21,404 • Estimated need of an additional 0.1 of a dentist at a capital cost of £17,006	Identified in IDP for provision through S106 or CIL Refer to in Settlement Strategy	
Secondary Healthcare: • Extra demand for general and acute beds, identified need of 0.3 of a bed, at an estimated cost of £22,619	Identified in IDP for provision through S106 or CIL	
Energy: • Electricity- In most cases, connections for new developments from existing infrastructure can be provided subject to cost and timescale. • Gas- Gas supplies are available for all sites.	Identified in IDP	
Flood and Water: • Development sites situated within flood zones 2/3A • No significant issues expected with either water supply or waste water removal. • Contribution towards district wide flood risk management measures of approximately £1,000 per dwelling.	Identified in IDP for provision through S106 or CIL	High Priority- Sewage problems need to be sorted out before further development should take place in the area. High Priority- Flooding may be a problem on the proposed site.
Information and Communications Technology: • "Fastershire" aims to bring fibre broadband to 90% of the county's	Identified in IDP. Can be included in Settlement Strategy.	

Infrastructure and Community Benefits D

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? (High, Medium, Low) – indicated through Community engagement
homes by 2016. Additional funding will be required.		
Open Space: • Recommended local standard of 0.4ha per 1000 population should be provided for recreational use. • For new development a standard of 2ha per 1000 population is suggested for natural open space.	Identified in IDP, refer to in settlement strategy. Provision of open space will be a policy in the Local Plan.	Low Priority- If the suggested site is developed this could have a detrimental effect on the quality of the children's play space.
Sports Facilities: • Proposed development would require a contribution of £26,985 towards sports hall facilities. • Proposed development would require a contribution of £21,478 towards swimming pool facilities. • 3.28ha should be provided per 1000 population for all forms of outdoor sports activities	Identified in IDP, refer to in settlement strategy. Provision of sports facilities will be a policy within the Local Plan.	
Transport: • Full Transport Assessments and Travel plans will be required for the majority of planning applications. • Accessibility modelling will be required to demonstrate how well the developments fit with access to local services. • Contributions towards public transport infrastructure may be necessary at detailed stage.	Refer to in settlement strategy. Already included in Local Transport Plan (LTP3), ensure is included in LTP4. Can also be a development management policy in Local Plan.	High Priority- Traffic movements which would occur with extra vehicles using already congested highways High Priority- School at full capacity which is already making traffic movements difficult at the start and end of class.
Waste: • Based on projected increases in Municipal Solid Waste and other waste streams, there is an on-going need to develop new waste facilities in the county. Contributions will be assessed at a more detailed stage.	Identified in IDP. Liaise with GCC regarding the Waste Plan.	

D Infrastructure and Community Benefits

D.15 Stow on the Wold

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? (High, Medium, Low) – indicated through Community engagement
Community Centres: • 59sqm of additional space required at an estimated cost of £89,010	Identified in IDP for provision through S106 or CIL	
Library Contributions: • Estimated capital cost towards library services of £41,952	Identified in IDP for provision through S106 or CIL	
Youth Support Services Provision: • Estimated increase of youth population of 368, cost of services over an 8 year period of £26,880	Identified in IDP for provision through S106 or CIL	
Education: • 3 Early year's care places are required per 100 qualifying dwellings, costing £7,000 each. • 25 primary school places are required per 100 qualifying dwellings. • 18 secondary school places are required per 100 qualifying dwellings for 11-16 yrs only • 7.2 further education places will be required per 100 qualifying dwellings for 17 and 18 yrs.	Identified in IDP for provision through S106 or CIL	
Ambulance Service: • Investment in a public access defibrillator is required.	Identified in IDP for provision through S106 or CIL	
Fire and Rescue: • No additional investment identified at this time, although prevention measures in the development's design should be implemented.	Design Policy in Local Plan.	
Police Services: • Contribution of approximately £63 per dwelling towards infrastructure and police officers	Identified in IDP for provision through S106 or CIL	

Infrastructure and Community Benefits D

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? (High, Medium, Low) – indicated through Community engagement
Primary Healthcare: • Proposed development would require an additional 0.3 of a GP at an estimated cost of £52,687 • Possible relocation of the surgery to Ashton House site • Estimated need of an additional 0.2 of a dentist at a capital cost of £41,860	Identified in IDP for provision through S106 or CIL Refer to in Settlement Strategy	
Secondary Healthcare: • Extra demand for general and acute beds, identified a need of 0.7 of a bed at an estimated cost of £55,678	Identified in IDP for provision through S106 or CIL	
Energy: • Electricity- Based on existing load data- a 100 dwelling development can only be accommodated after the primary reinforcement work has been completed at Moreton Primary Substation • Gas- At site reference S_22 the nearest low pressure asset is in Griffin Close. Reinforcement may be required as well as 3rd party permissions.	Identified in IDP to be funded by site developer.	
Flood and Water: • No significant flood risk to proposed development sites. • No significant issues expected with either water supply or waste water removal. • Contribution towards district wide flood risk management measures of approximately £1,000 per dwelling.	Identified in IDP for provision through S106 or CIL	
Information and Communications Technology: • "Fastershire" aims to bring fibre broadband to 90% of the county's homes by 2016. Additional funding will be required.	Identified in IDP. Can be included in Settlement Strategy.	

D Infrastructure and Community Benefits

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? (High, Medium, Low) – indicated through Community engagement
Open Space: • Recommended local standard of 0.4ha per 1000 population should be provided for recreational use. • For new development a standard of 2ha per 1000 population is suggested for natural open space.	Identified in IDP, refer to in settlement strategy. Provision of open space will be a policy in the Local Plan.	
Sports Facilities: • Proposed development would require a contribution of £66,426 towards sports hall facilities. • Proposed development would require a contribution of £52,868. • 3.28ha should be provided per 1000 population for all forms of outdoor sports activities	Identified in IDP, refer to in settlement strategy. Provision of sports facilities will be a policy within the Local Plan.	Medium Priority- Any mature trees and hedgerows on potential development sites should be maintained.
Transport: • Full Transport Assessments and Travel plans will be required for the majority of planning applications. • Accessibility modelling will be required to demonstrate how well the developments fit with access to local services. • Contributions towards public transport infrastructure may be necessary at detailed stage.	Refer to in settlement strategy. Already included in Local Transport Plan (LTP3), ensure is included in LTP4. Can also be a development management policy in Local Plan.	High Priority- Safety and accessibility concerns should site S_20 be developed on the Fosse Way
Waste: • Based on projected increases in Municipal Solid Waste and other waste streams, there is an on-going need to develop new waste facilities in the county. Contributions will be assessed at a more detailed stage.	Identified in IDP. Liaise with GCC regarding the Waste Plan.	

D.16 Tetbury

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? (High, Medium, Low) – indicated through Community engagement
Community Centres: • 41sqm of additional space required at an estimated cost of £61,194	Identified in IDP for provision through S106 or CIL	
Library Contributions: • Estimated capital cost towards library services of £28,842		
Youth Support Services Provision: • Estimated increase in youth population of 253, cost of services over an 8 year period of £18,480	Identified in IDP for provision through S106 or CIL	
Education: • 3 Early year's care places are required per 100 qualifying dwellings, costing £7,000 each. • 25 primary school places are required per 100 qualifying dwellings. • 18 secondary school places are required per 100 qualifying dwellings for 11-16 yrs only • 7.2 further education places will be required per 100 qualifying dwellings for 17 and 18 yrs.	Identified in IDP for provision through S106 or CIL	Medium Priority- Consideration should be given to creating access to Sir William Romney's Secondary School through site T_31b to alleviate traffic congestion on Lowfield Road
Ambulance Service: • Investment in a public access defibrillator is required.	Identified in IDP for provision through S106 or CIL	
Fire and Rescue: • No additional investment identified at this time, although prevention measures in the development's design should be implemented.	Design Policy in Local Plan	

D Infrastructure and Community Benefits

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? (High, Medium, Low) – indicated through Community engagement
Police Services: • Contribution of approximately £63 per dwelling towards infrastructure and police officers	Identified in IDP for provision through S106 or CIL	
Primary Healthcare: • Proposed development would require an additional 0.2 of a GP at an estimated cost of £36,222 • Estimated need of an additional 0.1 of a dentist at a capital cost of £28,779	Identified in IDP for provision through S106 or CIL Refer to in Settlement Strategy	Medium Priority- The proposed creation of a retirement village raised concerns, in particular regarding the demand placed on doctors' surgery
Secondary Healthcare: • Extra demand for general and acute beds, identified a need of 0.5 of a bed, at an estimated cost of £38,279	Identified in IDP for provision through S106 or CIL	Medium Priority- The proposed creation of a retirement village raised concerns, in particular regarding the demand placed on nursing care, the day care centre and Dial-A-Ride facilities
Energy: • Electricity- It is anticipated that 300 dwellings can be supplied by extending and altering the existing electrical infrastructure within Tetbury. • Gas- Gas supplies are available for all sites.	Identified in IDP	
Flood and Water: • No significant flood risk to proposed development sites. • Development will require engineering appraisal to confirm the scope of capacity improvements to the public sewer system. • Contribution towards district wide flood risk management measures of approximately £1,000 per dwelling.	Identified in IDP for provision through S106 or CIL	High Priority- Concerns raised over the possible effect of surface water run-off it site T_31b were to be developed High Priority- Concerns over possible development at site T_31b causing flooding into Longtree Close.

Infrastructure and Community Benefits D

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? (High, Medium, Low) – indicated through Community engagement
Information and Communications Technology: • "Fastershire" aims to bring fibre broadband to 90% of the county's homes by 2016. Additional funding will be required.	Identified in IDP. Can be included in Settlement Strategy.	
Open Space: • Recommended local standard of 0.4ha per 1000 population should be provided for recreational use. • For new development a standard of 2ha per 1000 population is suggested for natural open space.	Identified in IDP, refer to in settlement strategy. Provision of open space will be a policy in the Local Plan.	Low Priority- Proposed developments should be reduced in density to allow for gardens and parking
Sports Facilities: • Proposed development would require a contribution of £45,668 towards sports hall facilities • Proposed development would require a contribution of £36,347 towards swimming pool facilities. • 3.28ha should be provided per 1000 population for all forms of outdoor sports activities	Identified in IDP, refer to in settlement strategy. Provision of sports facilities will be a policy within the Local Plan.	
Transport: • Full Transport Assessments and Travel plans will be required for the majority of planning applications. • Accessibility modelling will be required to demonstrate how well the developments fit with access to local services. • Contributions towards public transport infrastructure may be necessary at detailed stage.	Refer to in settlement strategy Already included in Local Transport Plan (LTP3), ensure is included in LTP4. Can also be a development management policy in Local Plan.	Medium Priority- Consideration should be given to creating access to Sir William Romney's Secondary School through site T_31b to alleviate traffic congestion on Lowfield Road Medium Priority- The proposed creation of a retirement village raised concerns, in particular regarding the demand placed Dial-A-Ride facilities

D Infrastructure and Community Benefits

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? (High, Medium, Low) – indicated through Community engagement
		High Priority- Concerns over how the increased population will affect the transport situation in Tetbury. A call to review public transport arrangements in the area since increased housing and reliance on a car to travel means increased car usage, exacerbating existing congestion and parking issues in Tetbury. High Priority- Limited public transport on offer. Low Priority- Proposed developments should be reduced in density to allow for gardens and parking
Waste: • Based on projected increases in Municipal Solid Waste and other waste streams, there is an on-going need to develop new waste facilities in the county. Contributions will be assessed at a more detailed stage.	Identified in IDP. Liaise with GCC regarding the Waste Plan.	
Employment:		High Priority- Concerns raised over where the increased population will work High Priority- The loss of employment land and a significant employer in the town is of concern to many people.

D.17 Upper Rissington

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? (High, Medium, Low) – indicated through Community engagement
Community Centres: • 7sqm of additional space is required at an estimated cost of £11,126	Identified in IDP for provision through S106 or CIL	
Library Contributions: • Estimated capital cost towards library services of £5,244		
Youth Support Services Provision: • Estimated increase in youth population of 46, cost of services over an 8 year period of £3,360	Identified in IDP for provision through S106 or CIL	
Education: • 3 Early year's care places are required per 100 qualifying dwellings, costing £7,000 each. • 25 primary school places are required per 100 qualifying dwellings. • 18 secondary school places are required per 100 qualifying dwellings for 11-16 yrs only • 7.2 further education places will be required per 100 qualifying dwellings for 17 and 18 yrs.	Identified in IDP for provision through S106 or CIL	
Ambulance Service: • Investment in a public access defibrillator is required.	Identified in IDP for provision through S106 or CIL	
Fire and Rescue: • No additional investment identified at this time, although prevention measures in the development's design should be implemented.	Design Policy in Local Plan	
Police Services: • Contribution of approximately £63 per dwelling towards infrastructure and police officers	Identified in IDP for provision through S106 or CIL	

D Infrastructure and Community Benefits

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? (High, Medium, Low) – indicated through Community engagement
Primary Healthcare: • Proposed development would require an additional 0.03 of a GP at an estimated cost of £6,586 • Estimated need of an additional0.03 of a dentist at a capital cost of £5,756.	Identified in IDP for provision through S106 or CIL Refer to in Settlement Strategy	
Secondary Healthcare: • Extra demand for general and acute beds, identified a need of 0.1 of a bed, at an estimated cost of £6,960	Identified in IDP for provision through S106 or CIL	
Energy: • Electricity- Major off-site reinforcement of the network will be required to support the development at Upper-Rissington • Gas- Gas supplies are available for all sites.	Identified in IDP	
Flood and Water: • No significant flood risk to proposed development sites. • If it is necessary for development to be treated at the nearest Thames Water Sewage Treatment Works, rather than private treatment works, this would require new sewage network infrastructure and an upgrade to the Bourton-on-the-Water Sewage Treatment Works. • Contribution towards district wide flood risk management measures of approximately £1,000 per dwelling.	Identified in IDP for provision through S106 or CIL	
Information and Communications Technology: • "Fastershire" aims to bring fibre broadband to 90% of the county's homes by 2016. Additioanl funding will be required.	Identified in IDP. Can be included in Settlement Strategy.	
Open Space:	Identified in IDP, refer to in settlement strategy.	

Infrastructure and Community Benefits D

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? (High, Medium, Low) – indicated through Community engagement
• Recommended local standard of 0.4ha per 1000 population should be provided for recreational use. • For new development a standard of 2ha per 1000 population is suggested for natural open space.	Provision of open space will be a policy in the Local Plan.	
Sports Facilities: • Proposed development would require a contribution of £8,303 towards sports hall facilities. • Proposed development would require a contribution of £6,608 towards swimming pool facilities. • 3.28ha should be provided per 1000 population for all forms of outdoor sports activities	Identified in IDP, refer to in settlement strategy. Provision of sports facilities will be a policy within the Local Plan.	
Transport: • Full Transport Assessments and Travel plans will be required for the majority of planning applications. • Accessibility modelling will be required to demonstrate how well the developments fit with access to local services. • Contributions towards public transport infrastructure may be necessary at detailed stage.	Refer to in settlement strategy. Already in Local Transport Plan (LTP3), ensure is included in LTP4. Can also be a development management policy in Local Plan.	
Waste: • Based on projected increases in Municipal Solid Waste and other waste streams, there is an on-going need to develop new waste facilities in the county. Contributions will be assessed at a more detailed stage.	Identified in IDP. Liaise with GCC regarding the Waste Plan.	

D Infrastructure and Community Benefits

D.18 Willersey

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? (High, Medium, Low) – indicated through Community engagement
Community Centres: • 17sqm of additional space required at an estimated cost of £25,034	Identified in IDP for provision through S106 or CIL	Medium Priority- Concerns raised over whether the village hall could cope with an increased demand from an increased population
Library Contributions: • Estimated capital cost towards library service of £11,799	Identified in IDP for provision through S106 or CIL	
Youth Support Services Provision: • Estimated increase in youth population of 104, cost of services over an 8 year period of £7,560	Identified in IDP for provision through S106 or CIL	Medium Priority- Currently Willersey runs an extremely well supported mother and toddler group in the village hall which additional children would overwhelm the capabilities of this group.
Education: • 3 Early year's care places are required per 100 qualifying dwellings, costing £7,000 each. • 25 primary school places are required per 100 qualifying dwellings. • 18 secondary school places are required per 100 qualifying dwellings for 11-16 yrs only • 7.2 further education places will be required per 100 qualifying dwellings for 17 and 18 yrs.	Identified in IDP for provision through S106 or CIL	Medium Priority- Currently Willersey runs an extremely well supported mother and toddler group in the village hall which additional children would overwhelm the capabilities of this group. High Priority- 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.
Ambulance Service: • Investment in a public access defibrillator is required.	Identified in IDP for provision through S106 or CIL	
Fire and Rescue: • No additional investment identified at this time, although prevention measures in the development's design should be implemented.	Design Policy in Local Plan	

Infrastructure and Community Benefits D

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? (High, Medium, Low) – indicated through Community engagement
Police Services: • Contribution of approximately £63 per dwelling towards infrastructure and police officers	Identified in IDP for provision through S106 or CIL	
Primary Healthcare: • Proposed development would require an additional 0.1 of a GP at an estimated cost of £14,818 • Estimated need of an additional 0.1 of a dentist at a capital cost of £13,081	Identified in IDP for provision through S106 or CIL Refer to in Settlement Strategy	High Priority- Concerns expressed by the local GP over capacity to cope with increased population High Priority- The GP's surgery is constrained by a lack of modern premises and therefore unable to expand High Priority- A delivery concern of provision of good quality healthcare
Secondary Healthcare: • Extra demand for general and acute beds, identified a need of 0.2 of a bed, at an estimated cost of £15,660	Identified in IDP for provision through S106 or CIL	
Energy: • Electricity- The Broadway primary substation has ample capacity to accommodate the 50 dwelling development proposed • Gas- Feedback awaited from utilities provider in relation to this settlement.	Identified in IDP	
Flood and Water: • No significant flood risk to proposed development sites. • A medium impact on the sewage system is anticipated due to the very small diameter sewage	Identified in IDP for provision through S106 or CIL	High Priority- A call to make adequate provisions for drainage and sewage services as well as safeguards against flooding

D Infrastructure and Community Benefits

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? (High, Medium, Low) – indicated through Community engagement
system currently in use. Upgrades may be required. • Contribution towards district wide flood risk management measures of approximately £1,000 per dwelling.		
Information and Communications Technology: • "Fastershire" aims to bring fibre broadband to 90% of the county's homes by 2016. Additional funding will be required.	Identified in IDP. Can be included in Settlement Strategy.	
Open Space: • Recommended local standard of 0.4ha per 1000 population should be provided for recreational use. • For new development a standard of 2ha per 1000 population is suggested for natural open space.	Identified in IDP, refer to in settlement strategy. Provision of open space will be a policy in the Local Plan.	
Sports Facilities: • Proposed development would require a contribution of £18,682 towards sports hall facilities • Proposed development would require a contribution of £14,869 towards swimming pool facilities. • 3.28ha should be provided per 1000 population for all forms of outdoor sports activities	Identified in IDP, refer to in settlement strategy. Provision of sports facilities will be a policy within the Local Plan.	
Transport: • Full Transport Assessments and Travel plans will be required for the majority of planning applications. • Accessibility modelling will be required to demonstrate how well	Refer to in settlement strategy. Already included in Local Transport Plan (LTP3), ensure is included in LTP4. Can also be a development management policy in Local Plan.	

Infrastructure and Community Benefits D

Infrastructure needs / requirements:	How can it be addressed in Local Plan?	Priority? (High, Medium, Low) – indicated through Community engagement
the developments fit with access to local services. • Contributions towards public transport infrastructure may be necessary at detailed stage.		
Waste: • Based on projected increases in Municipal Solid Waste and other waste streams, there is an on-going need to develop new waste facilities in the county. Contributions will be assessed at a more detailed stage.	Identified in IDP. Liaise with GCC regarding the Waste Plan.	
Cemetery:		Medium Priority- The Parish Council is concerned that any significant increase in population a strain will be put upon space in the cemetery.
Village Shop:		High Priority- A call for the provision of a new local shop upon the sale of the current one.